

ORDER

Whereas, Licence No. 58 of 2010 was granted to Countrywide Promoter Pvt. Ltd & Others on 03.08.2010 for developing a residential colony over the land measuring 108.068 acres in Sector No 102 & 102-A Gurgaon.

2. And whereas, the licensee approached the Department for approval of demarcation/zoning of above mentioned residential colony for blocks A, B, C, D & E vide their memo dated 21.08.2010, and a report on verification of demarcation plan was received from DTP, Gurgaon/STP, Gurgaon vide memo no. 383 dated 25.01.2012.

3. And whereas, it was observed before approval of demarcation/zoning plan that EDC/IDC dues amounting to Rs.2379.12 Lacs and Rs. 1493.68 Lacs respectively were outstanding against the said licensee as on 01.04.2011.

4. And whereas, the licensee submitted an undertaking dated 30.06.2011 with a commitment "that the due amount of EDC shall be deposited within 3 months from the date of release of approved zoning plans".

5. And whereas, taking the said undertaking into the account, the demarcation plan/zoning plan were approved vide memo no. ZP/650/JD(BS)/2012/4259 dated 14.03.2012 subject to the fulfilment of the terms of the said undertaking submitted by the licensee.

6. And whereas, vide memo dated 03.06.2013, the licensee has now submitted an additional request to approve/release the revised demarcation/zoning plan for the residential plotted colony measuring 126.674 acres in Sector-102 & 102-A, Gurgaon along with a request for re-structuring the EDC without making any payment of EDC as per its earlier undertaking dated 14.03.2012.

7. And whereas, the outstanding EDC as on 17.07.2013 amounts to Rs. 7364.00 Lacs against licence no. 58 of 2010 and Rs.1032.59 Lacs for licence no. 45 of 2011. It has been noted with huge disappointment that:

- i. The licensee has failed to act as per its legal commitment regarding payment of EDC as reflected in the agreement at the time of grant of licence as well as vide the undertaking at the time of release of its zoning plans.
- ii. The licensee has failed to submit any grounds/reasons for its failure to deposit the EDC dues.
- iii. Its failure to abide by its undertaking dated 14.03.2012, even after a lapse of more than one year, raises serious questions on its financial capacity to execute the project as such.

8. Accordingly, I have considered the entire matter in its totality and in view of the grounds as indicated above, I hereby order that:

- i. The approval of revised demarcation-cum-zoning plans of licence no. 58 of 2010 dated 03.08.2010 conveyed vide this office memo dated 14.03.2012 is hereby withdrawn.
- ii. The licensee is directed to stop all development works at site.
- iii. The licensee is also prohibited from issuing any advertisement or booking/sale of plots/flats in the colony.
- iv. The licensee is also prohibited from accepting any amount against any earlier bookings in the said colony till further orders.

Sd/-

(Anurag Rastogi, IAS)
Director General, Town & Country Planning,
Haryana, Chandigarh

Endst No. ZP-650/2013/51936-939

Dated: 13/09/2013

A copy is forwarded to the following for information and further necessary action.

1. Countrywide Promoters Pvt. Ltd. M-11, Middle Circle, Connaught Circus, New Delhi-110001.
2. Senior Town Planner, Gurgaon.
3. District Town Planner, Gurgaon.
4. District Town Planner(E), Gurgaon.

Sd/-

(P.P Singh)
District Town Planner(HQ)
Director General, Town & Country Planning,
Haryana, Chandigarh.