

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
Ayojna Bhawan, Sector-18, Madhya Marg, Chandigarh
Phone: 0172-2549349, Email: tcphry@gmail.com, www.tcpharyana.gov.in

FORM LC-VII
[See Rule-14(2)]

Regd.

To

Jindal Realcon Pvt. Ltd.,
Bigios Tower, 13th Floor,
Netaji Subhash Place,
Wazirpur District Centre,
New Delhi - 34.

Memo No. LC-785-JE(SS)-2012/20349

Dated: 10/10/2012

Subject:- **Renewal of licence no. 1283 of 2006 dated 27.11.2006 granted for development of a group housing colony over an area measuring 13.3125 acres in the revenue estate of village Raipur, Sector-10-11, Sonapat - Jindal Realcon Pvt. Ltd.**

Please refer to your application dated 20.11.2008 on the subject cited above.

1. Licence no. 1283 of 2006 dated 27.11.2006 was granted to you vide this office Endst. No.29727-37 dated 29.11.2006 for setting up of group housing colony over an area measuring 13.3125 acres in the revenue estate of village Raipur, Sector-10-11, Sonapat-Kundli Multifunctional Urban Complex. The licence was valid upto 28.11.2008.

2. As per provision of Section 3(4) of the Haryana Development and Regulation of Urban Areas Act, 1975, read with Rule-13 of the Haryana Development and Regulation of Urban Areas Rules, 1976, vide application referred above, you have applied for renewal of licence for a further period upto 28.11.2009. The case for renewal of licence no. 1283 of 2006 dated 27.11.2006 was examined and following deficiencies were noticed:-

- (i) You have not paid the external development charges since the grant of licence, whereas, as per terms and conditions of the agreement executed on Form LC-IV, you were required to make payment of external development charges as per the rate and time schedule provided in the agreement. Vide this office memo no. 1567 dated 20.02.2009, 9542 dated 11.09.2009, 10390 dated 14.10.2009 and no. 3831 dated 25.03.2010, you were requested to pay the outstanding amount of EDC. However, when no payment was received, a last opportunity was given vide memo no. 6950 dated 28.05.2010, to pay the outstanding amount of EDC and also revalidation of the bank guarantees of IDW and EDC which stand expired. But, you have neither made

any payment of EDC nor submitted revalidated bank guarantees. Now, total outstanding amount of EDC as on 18.09.2012 is Rs. 2973.85 lacs.

- (ii) The bank guarantees of internal development works and of external development charges stand lapsed on 12.10.2009. You have not submitted the revalidated bank guarantees inspite of issuance of notice mentioned in (i) above.
- (iii) The licence no. 1283 of 2006 dated 27.11.2006 was initially valid for a period of two years. You had applied for renewal of licence for a further period of one year i.e. upto 28.11.2009. Renewal of licence for the subsequent period from 28.11.2009 to 28.11.2011 & 28.11.2011 to 28.11.2013 have not been applied as required under Section 3(4) of the Haryana Development and Regulation of Urban Areas Act, 1975 read with Rule-13 of the Haryana Development and Regulation of Urban Areas Rules, 1976.
- (iv) The licence was granted to you in the year 2006. The zoning plan was approved vide memo no. 3523 dated 31.01.2007. The building plans submitted by you were examined and approved in the meeting of the Building Plans Approval Committee held on 15.06.2007. However, till date the building plans could not be released due to non payment of EDC by you. Thus, you failed to obtain the approval of building plans. As a result, no construction/development works except the construction of sample flat, have been undertaken at site even after the lapse of more than five years since the grant of licence.
- (v) You have not submitted compliance of Rule-24, 26, 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976.
- (vi) Office of the Joint Commissioner of Police, Economic Offences Wing, Crime Branch, New Delhi is conducting an inquiry into the irregularities committed by you.

3. In view of the deficiencies mentioned above, your application for renewal of licence deserves to be rejected. However, as per provision of Rule-14(2) of the Haryana Development and Regulation of Urban Areas Rules, 1976, before rejection of your application, an opportunity of personal hearing was granted to you on 16.05.2011 at 11.00 AM.

4. On the date of hearing i.e. on 16.05.2011, nobody appeared for hearing despite calling of the case thrice from 11.00 AM to 5.00 PM. Subsequent to it, vide memo no. LC-785-JE (SS)-2004/10751 dated 21.06.2012, while conveying the deficiencies, another opportunity of personal

hearing was granted on 27.08.2012 at 11.00 AM. However, again nobody appeared for hearing on the said date and time.

I have gone through the entire case including all the facts and circumstances prevailing in this case and I am of the considered opinion that the request for renewal of licence may be refused due to the deficiencies mentioned in para 2 on pre-page and above. Accordingly, it is regretted that your request to renew the licence is refused. Since, the request for renewal of licence is refused and therefore, the licence automatically stands expired/cancelled due to non renewal.

(sd/-)

(T.C. Gupta, IAS)

Director General,
Town and Country Planning,
Haryana, Chandigarh.

Endst. No. LC-785- JE(SS)-2012/20350-353

Dated: 10/10/2012

A copy is forwarded to the following for information and necessary action:-

1. Chief Administrative HUDA, Panchkula.
2. Senior Town Planner, Rohtak Circle, Rohtak.
3. District Town Planner, Sonipat.
4. Chief Accounts Officer of the Directorate.

(sd/-)

(Babita Goyal)

Assistant Town Planner (HQ),
O/o Director General, Town and Country Planning,
Haryana, Chandigarh.