

# Directorate of Town & Country Planning, Haryana

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Regd.

FORM LC-VII

[See Rule-14 (2)]

To

Wellworth Project Developers Pvt. Ltd.  
C/o 3, Munirka Marg, Vasant Vihar, New Delhi.  
[Email-ID-ifo@salcon.in](mailto:Email-ID-ifo@salcon.in)

Memo No. LC-1400-JE (S)-2014/3957

Dated: 20/02/2014

**Subject: Request for renewal of licence no. 249 of 2007 dated 02.07.2007 granted to develop a Commercial Colony over an area measuring 3.987 acres in the revenue estate of village Badshahpur, Sector-65 of GMUC, District Gurgaon - Wellworth Project Developers Pvt. Ltd.**

Please refer to your licence renewal application dated 21.10.2009 and 30.07.2012 on above cited subject.

Licence no. 249 of 2007 dated 02.07.2007 was granted for setting up of a Commercial Colony over an area measuring 3.987 acres in the revenue estate of village Badshahpur, District Gurgaon, Sector-65 of Gurgaon-Manesar Urban Complex, which was valid upto 01.11.2009.

1. Licence renewal application dated 20.10.2009 was received in this office on 21.10.2009 for a further period of two year from 02.11.2009 to 01.11.2011. Vide memo no 907 dated 21.01.2010, while conveying deficiencies, an opportunity of hearing was afforded on 01.02.2010.

*Sh. Vinod Saluja appeared on behalf of Wellworth Project Developers Pvt. Ltd.. Representation is also submitted. During the hearing, Sh. Vinod Saluja informed that due to recession in the real estate market, the EDC and IDC could not be deposited in time. He also submitted application for renewal of licence on prescribed form LC -VI and also pleaded that the project is also delayed due to non-receipt of clearance from State Environment Impact Assessment Authority, Haryana. It was told to Sh. Vinod Saluja that Bank Guarantees are to be renewed and should commensurate with the validity of licence. It was also informed to the colonizer that he needs to deposit IDC and EDC immediately. Sh. Vinod Saluja requested for granting more time for deposition of EDC and also requested for re-scheduling of the EDC. Finally, the colonizer submitted that the IDC will be deposited immediately and building plans for the licence no. 249 of 2007 may be released.*

2. Your submission/deposits made on 26.10.2009, 01.02.2010, 28.05.2010 and subsequent memo's were examined and noticed that you have not removed the deficiencies. Accordingly, vide memo no 10692 dated 20.06.2012, while conveying deficiencies, an opportunity of hearing was afforded on 30.07.2012.
3. Licence renewal application submitted on 30.07.2012, for further period of two years from 02.11.2011 to 01.11.2013 was examined and deficiencies were conveyed vide memo no 23358 dated 20.11.2012 and 28248 dated 09.01.2013, but you have failed to rectify the deficiencies.
4. Another final opportunity of hearing was afforded on 15.07.2013 at 11:00 AM vide memo no 42784 dated 14.06.2013 which was adjourned on 09.09.2013.

*Sh. Vinod Saluja Chairman and Managing Director of Wellworth Projects Developers Pvt. Ltd. is present and has stated that they have since deposited the amount of EDC/Enh. EDC and if any outstanding amount is to be paid, they will deposit the same within 15 days alongwith documents for compliance of Rules 24, 26, 27 & 28. He has been advised to submit the undertaking since he has not brought reply to the show cause notice and to make compliances as per his commitment.*

5. I have gone through the entire case including all the facts and circumstances prevailing in this case and noticed that:-
- (i) Original licence has not been submitted.
  - (ii) An amount of Rs. 1.49 lac on account of EDC, Rs. 144.48 lac against additional EDC and Rs. 12.75 lac is outstanding on account of enhanced EDC as on 14.12.2012.
  - (iii) Compliance of Rules 24, 26, 27 & 28 of the Haryana Development and Regulation of Urban Areas, Rules, 1976 for the financial year 2012-2013 has not been submitted.
  - (iv) Undertaking in respect of Enhanced EDC has not been submitted.
  - (v) Service plans/estimates are not submitted for approval.
  - (vi) You have failed to execute the project and intimate the status of construction at site.
  - (vii) Avoiding the opportunity of hearing and not giving the proper reply of notices.
  - (viii) Not honor the commitment made by you on the date of hearing 09.09.2013.
  - (ix) The licence was granted during the year 2007 and you have failed to get the building plans approved even after lapse of more than six year.
  - (x) Licence renewal application for further period of two years from 02.11.2013 to 01.11.2015 has not been submitted.

Above are very serious acts of omission & commission on your part which cannot be condoned. Therefore, it is regretted to inform that the request for renewal of licence is refused due to the reasons mentioned in para no. 5. Since, the request for renewal of license is refused and therefore, the license automatically gets cancelled due to non renewal.

You are further directed to submit the details of land/FAR, if any sold or created any 3<sup>rd</sup> party rights and also details regarding amount received from general public, duly certified by Chartered Accountant within a period of 15 days from this order.

*Sd/-*

**(Anurag Rastogi)**

Director General, Town & Country Planning  
Haryana, Chandigarh

**Endst. No. LC-1400-JE(S)-2014/3958-62**

**Dated : 20/02/2014**

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

1. Chief Administrative, HUDA, Panchkula.
2. Senior Town Planner, Gurgaon.
3. Sh. P.P. Singh, DTP(HQ) with a request to update the status on website.
4. District Town Planner, Gurgaon.
5. Chief Accounts Officer of this Directorate for taking further action in the matter.

*Sd/-*

**(R.S. Batth)**

Assistant Town Planner (HQ),

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