

ORDER

Whereas, License No. 23 of 2012 dated 27.03.2012 was granted for setting up Residential Group Housing Colony over an area measuring 18.0625 acres falling in the Sector-107 of GMUC, which was valid upto 26.03.2016. Inter-alia, one of the terms and conditions of the license was that the licensee shall comply with the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed thereunder and the terms and conditions of the agreement/ bilateral agreement executed with the Director, but it was noticed that licensee had failed to pay the External Development Charges alongwith interest update as per the schedule issued by the Department and an amount of Rs. 5019.73 lac on account of EDC and Rs. 0.17 lac land against IDC was outstanding as on 30.04.2017. Moreover, service plan estimates of the colony had not been got approved, NOC of MOEF and ultimate power load requirement were not submitted. Further, the compliances of Rules 24, 26, 27 and 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 were not submitted. Therefore, notice under Rule 18(1) of Rules 1976 was issued vide this office memo No. 20374 dated 21.08.2017 with the directions to set aside the deviations/deficiencies pointed out therein within 15 days.

2. No reply was received, therefore, notice under Rule 18(2) of Rules ibid was issued vide memo No. 1740 dated 12.01.2018 to the licensee with the direction to rectify the deficiencies conveyed vide notice dated 21.08.2017 within 15 days and also appear in person on 12.03.2018 to explain its position. Further, none appeared for hearing on 12.03.2018. In the interest of justice, the matter was adjourned to 26.04.2018 which was rescheduled for 08.06.2018, Sh. Sanjay Thakur and Sh. Alok Tripathi appeared on 08.06.2018, but the hearing on the said date could not be held and the same was adjourned to 30.07.2018.

3. Sh. Sanjay Thakur, AGM and Sh. Alok Tripathi appeared on 30.07.2018 and requested for grant of additional time for clearing the outstanding dues. Outstanding EDC as on 30.07.2018 is Rs. 5585.63 lac and IDC is fully paid. In this case, the compliance of Rule 24, 26, 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 has not been made by the colonizer nor the NOC from MOEF and ultimate power load requirement is submitted. No service plans/estimates are yet got approved by the colonizer. It is clear that the licencees are taking the Department and Government to ride and have not deposited the due amount of EDC. Hence, the licence No. 23 of 2012 dated 27.03.2012 is hereby cancelled under section 8 of Act 8 of 1975 and Rules framed thereunder as the colonizer has contravened the conditions of the licence and the provisions of Act/Rules ibid.

4. Now it is directed to proceed under Rule 19 after cancelation of licence. The Rule 19 prescribes following:-

19. Development works to be carried out by the Director in the colony [Section 8].— (1) After cancellation of the licence or permission the Director shall by notice in form LC-XI call upon the colonizer to furnish within a specified time an audited statement of accounts duly certified and signed by the chartered accountant showing the amount actually recovered by him from each plot-holder and the amount he has actually spent on development works in the colony. (2) The Director shall also ascertain from the plot-holders the amount, paid by them to the colonizer and the balance amount, if any, to be paid by each of them to the colonizer. (3) The Director shall intimate to the colonizer and the plot-holders the charges he may have to incur on development works in the colony and shall call upon the colonizer and the plot-holders in form LC-XII and LC-XIII to pay these charges within thirty days. In case they fail to pay these charges, the Director, may recover these charges as arrears of land revenue.

Further, the provisions of Section 10A are independent of procedure to be followed in accordance with Rule 19. The Section 10A provides for recovery of outstanding dues, which is reproduced below:-

10A. Recovery of dues.—All dues payable under the Act, which have not been deposited within the time specified, shall be recovered as arrears of land revenue.

5. Accordingly following actions be taken after cancellation of licence as the land of the licensee shall deem to vest with the Government:-

- i) STP, Gurugram should take over the Administration of this licenced colony today itself on behalf of Department and should put up a 'Board' at site indicating that the Administration of this licenced colony has been taken over by the Directorate of Town and Country Planning Department, Haryana.
- ii) A public notice may be issued in the newspapers which should be released by the CTP, Haryana indicating above facts.
- iii) The licensee should be directed under Section 10A of the Act, 1975 to deposit all outstanding dues on account of EDC, IDC etc. and also to give the information of sold and unsold properties within a period of 15 days from today i.e. information in terms of rules 26(2) and 28 of Rules 1976 so that the unsold properties can be disposed to recover the government dues. The outstanding dues should be calculated till the date of cancellation of licence.
- iv) A communication may be sent to the collector, Gurugram for declaring the dues as arrears of land revenue which may be recovered from them under the provisions of relevant Act either by sale of property or by resorting to other permissible methods including arrest of the licensees. In order to restrict 3rd party right on the instant licenced area Deputy Commissioner and Sub-Registrar may be directed not to register any sale deed against the licence land. Regarding cut of date for registration of properties same may be taken as today i.e. the date on which Department has imposed an embargo on sale of property.
- v) The details of Accounts of the allottees to be maintained at the level of STP, Gurugram. An account may be opened in the name of Director in this regard. All the allottees if any, may deposit the balance installment with STP, Gurugram who will maintain the account of each and every plot holder.

- vi) A committee may be constituted under the Chairmanship of Administrator, HSVP Gurugram, STP, Gurugram will be Member Secretary and DTP (P), Gurugram, DTP (Enf.) Gurugram, XEN, HSVP, Gurugram will be the Members of the Committee who will take over the colony for carrying out further necessary action.
- vii) A file may be separately submitted for debarring the present Directors of all the companies for grant of any further licence in this State of Haryana. The desirability of issuing Show Cause Notices for cancellation of their existing licences, if any, may also be examined.

Place: Chandigarh
Dated:30.07.2018

-Sd/-
(K. Makrand Pandurang, IAS)
Director,
Town and Country Planning,
Haryana, Chandigarh

Endst No. LC-1537-JE(MK)/2018/ 22913-922

Dated:- 02-08-2018

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

1. Sh. Narinder Kumar and others C/o RMS Estates Pvt. Ltd. 513-516, 5th Floor, Narain Manzil, 23, Barakhamba Road, New Delhi-110001 with the direction under section 10A of the Act, 1975 to deposit all outstanding dues on account of EDC etc. and also to give the information of sold and unsold properties within a period of 15 days from today i.e. information in terms of Rule 26(2) and 28 of Rule 1976 so that unsold properties can be disposed to recover the Government dues.
2. Chief Administrator, HSVP, Sector-6, Panchkula.
3. Administrator, HSVP, Gurugram,
4. Deputy Commissioner, Gurugram with the request to recover the above said outstanding dues as arrears of the land revenue in accordance with the orders as above. In order to restrict third party rights on the instant licensed area, it may be ensured that no sale deed against the licensed land may be executed/registered in future.
5. Chief Engineer, HSVP, Sector-6, Panchkula.
6. Senior Town Planner, Gurugram with the request to take over the administration of the licensed colony with immediate effect on behalf of DTCP and take all necessary action as per above orders of DTCP, Hr.
7. District Town Planner, Gurugram.
8. Executive Engineer, HSVP, Gurugram.
9. Chief Account Officer of this Directorate with the request to communicate update outstanding dues against the license to the licensee as well as STP, Gurugram.
10. Website Administrator with the request to update the status on Departmental website and upload these orders for information of General Public.

-Sd/-
(Sanjay Kumar)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana, Chandigarh