

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

**Memo No: LC-623/2013/ 33185**

**Dated: 12/03/2013**

**Regd.**

To

Design Promoters Pvt. Ltd.,  
6/1, South Patel Nagar,  
New Delhi-110008.

**Subject: Refusal of renewal of licence No. 1127 of 2006 dated 02.09.2006 granted for development of Commercial Colony over an area measuring 4.316 acres in the revenue estate of village Reveli, Distt. Sonipat- Design Promoters Pvt. Ltd.**

Please refer to your application dated 24.04.2012 on the subject cited above.

1. Licence No. 1127 of 2006 dated 02.09.2006 has been granted for setting up of Commercial Colony over an area measuring 4.316 acres in the revenue estate of village Reveli, Distt. Sonipat. The licence was valid upto 01.09.2008.
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, you were required to submit an application for renewal of above said licence. Vide letter dated 24.04.2012, you have submitted that request for renewal of said licence for the period 02.09.2008 to 01.09.2009 has already been submitted vide letter dated 31.07.2008, whereas the same is not available in the office record. You have also applied for renewal of licence for the period 02.09.2009 to 01.09.2011 vide your letter dated 24.04.2012. The renewal application for the successive period i.e. 02.09.2011 to 01.09.2013 has not been submitted by you till date. The case of renewal of licence No. 1127 of 2006 dated 02.09.2006 was examined and following deficiencies were noticed:-
  - (i) You have not paid the external development charges as per terms and conditions of the agreement executed on Form-LC-IV. Vide this office Memo No. 11772 dated 05.12.2008, a demand notice for recovery of external development charges as per revised rates conveyed by HUDA was also issued.
  - (ii) Subsequent to above, the Govt. has introduced a policy dated 12.04.2012 for the colonizers who failed to deposit the external development charges. Vide Memo No. 12576 dated 17.07.2012, an opportunity was given to you to avail the benefit of this policy and accordingly, deposit 25% Bank Guarantee of the outstanding external development charges and an undertaking. However, you failed to deposit the 25% bank guarantee of the outstanding external development charges and also an undertaking. Now, as on 08.02.2013, an amount of Rs.653.90 lacs is outstanding on account of external development charges/enhanced EDC.
  - (iii) You have applied for renewal of licence for the period 02.09.2009 to 01.09.2011 vide your letter dated 24.04.2012 but the renewal application for the successive period i.e. 02.09.2011 to 01.09.2013 has not been submitted as per Rule 13 of

Haryana Development and Regulations of Urban Areas Rules, 1976 by you till date.

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 24.12.2012 at 11.00 AM.
4. On the date of hearing i.e. on 24.12.2012, Sh. S.C. Kalra, Senior Vice President of your company was present for hearing. He has submitted the reply to the observations conveyed vide Memo No. 12576 dated 17.07.2012. It has also been submitted that the said commercial site falls in Sector-17 of development plan at Sonipat, where the construction of sector roads has been held up due to stay by the court and non-possession of the land under road. Therefore, approach to the said site is not available which has led to non-launching of the project. Regarding outstanding amount of EDC, a request has been made to give time period of three months for submission of Bank Guarantee and undertaking as per policy dated 12.04.2012.
5. Your request was considered and accordingly time period upto 31.01.2013 was given to submit the 25% Bank Guarantees on account of EDC/enhanced EDC as per policy dated 12.04.2012 and compliance of other observations. But you failed to deposit the requisite Bank Guarantee, undertaking as per policy dated 12.04.2012 and also not removed the other deficiencies within stipulated time period.

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-pages and accordingly, it is regretted that your request to renew the licence is refused. Since, the request for renewal of licence is refused, therefore, the licence automatically stands cancelled due to non renewal.

Sd/-  
**(Anurag Rastogi, IAS)**  
Director General,  
Town and Country Planning,  
Haryana, Chandigarh.

Endst. No. LC-623/2013/33186-190

Dated : 12/03/2013

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. District Town Planner (HQ), PPS with a request to update the status on website.
5. Chief Accounts Officer of the Directorate.

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