

**DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA**

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**FORM LC-VII**

[See Rule-14(2)]

**Memo No: LC-974/2013/ 59535**

**Dated : 04/12/2013**

**Regd.**

To

Smt. Amita Puri W/o Sh. Avinash Puri,  
Smt. Anju Gangwani W/o Sh. Kawal Kumar Gangwani,  
C/o A.P. Real Estates Pvt. Ltd.,  
C-8/28, Sector-7, Rohini,  
Delhi - 110085.

**Subject: Refusal of renewal of Licence No. 282 of 2007 dated 24.12.2007 granted for setting up of Group Housing Colony over an area measuring 12.012 acres in the revenue estate of village Sultanpur, Distt. Sonapat - Amita Puri & others C/o A.P. Real Estate Pvt. Ltd.**

Please refer to your application dated 28.12.2012 on the subject cited above.

1. Licence No. 282 of 2007 dated 24.12.2007 has been granted for setting up of Group Housing Colony over an area measuring 12.012 acres in the revenue estate of village Sultanpur, Distt. Sonapat. The licence was valid upto 23.12.2009.
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 your letter dated 28.12.2012, you have forwarded the copy of letter dated 26.09.2012, wherein a request for renewal of said licence and to provide the details of outstanding dues has been submitted. The outstanding dues were conveyed vide this office memo dated 21.01.2013 & 13.02.2013. The case of renewal of licence No. 282 of 2007 dated 24.12.2007 was examined and following deficiencies were noticed:-
  - (i) You have not paid the external development charges and infrastructure development charges as per terms and conditions of the agreement executed on Form-LC-IV. Vide this office Memo No. 3931 dated 29.03.2011 & Memo No. 13172 dated 13.10.2011, you were requested to pay the outstanding amount of EDC & IDC. However, when no payment was received, a demand notice was issued vide this office Memo No. 15 dated 21.01.2013 for recovery of external development charges and infrastructure development charges. The Bank Guarantees on account of EDC & IDW stands expired on 22.10.2012 & 14.11.2011 respectively. Vide this office memo dated 13.02.2013, you were requested to submit the revalidated Bank Guarantees of EDC & IDW, which stand expired. But, you have neither made any payment of EDC/IDC nor submitted revalidated Bank Guarantees. Now, as on 08.02.2013 total outstanding amount of EDC is Rs.2436.01 lacs & on account of IDC is Rs.319.40 lacs.
  - (ii) The licence No. 282 of 2007 dated 24.12.2007 was initially valid for a period of two years. You had applied for renewal of licence for a further period of two year i.e. upto 23.12.2011. Renewal of licence for the subsequent period from 24.12.2011 to 23.12.2013 has 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. Even the licence renewal fee has not been submitted with the licence renewal application. The licence renewal application was not submitted on prescribed LC-VI form.

- (iii) The status of construction/development of the project at site has not been submitted. The status regarding allotment of EWS flats has not been submitted. The details regarding construction of community buildings has also not been submitted.
- (iv) In terms of condition of licence, NOC from Ministry of Environment and Forest has not been submitted.
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 12.08.2013 at 11.00 AM.
4. On the date of hearing i.e. on 12.08.2013, Sh. Vinod Kumar, Authorized Signatory was present and submitted a request that due to unavoidable circumstances you need another opportunity. Accordingly the request was considered and the hearing was adjourned for 29.09.2013.
5. On the next date of hearing i.e. 29.09.2013, Sh. Vineet Kumar, Authorized Signatory of your company has come present and submitted a request for adjournment for two months. The request was again accepted and the hearing was adjourned for 08.11.2013.
6. On the next date of hearing i.e. on 08.11.2013, a request through e-mail for further adjournment has been received without even mentioning the name of the person making this request on behalf of A.P. Real Estate. This was the third opportunity and on earlier two occasions also the hearing was got postponed on your request. Sh. Vineet Kumar, Authorized Signatory has come present alongwith a hard copy of the e-mail referred above.

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-974/2013/59536-540**

**Dated : 04/12/2013**

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.