

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

Regd.

To

Choice Real Estate Developers Pvt. Ltd.
C-9/9856, Vasant Kunj,
New Delhi-110070.

Memo No:- LC-963-Asstt.(SK)-2012/ Dated:

Subject:- Renewal of license no. 55 of 2008 dated 14.03.2008 granted for setting up of a Commercial Colony on the land measuring 3.7875 acres in the revenue estate of village Bawal, District Rewari.

Please refer to your application dated 15.02.2010 on the subject noted above.

1. Your request for renewal of license mentioned under reference was examined and following deficiencies were noticed which were duly conveyed to you.
 - i) An amount of Rs. 666.45 lac on account of original EDC and Rs. 127.63 lac on account of IDC was outstanding as on 22.03.2012. As per agreement (LC-IV) executed at the time of grant of license, IDC has to be paid within six months of grant of license and EDC has to be deposited in 7 equated installments alongwith interest @ of 15% per annum.
 - ii) No development works had been undertaken even after more than four years of the grant of license. Even demarcation/zoning plans of the project are yet to be approved.
 - iii) In compliance of terms of condition of license you had not applied for permission in terms of MoEF notification dated 14.09.2006 which is a statutory requirement to start the execution/development of the project at site.
 - iv) You had not submitted the compliance of Rule-24, 26(2), 27 & 28 of Haryana Development and Regulation of Urban Areas Rule-1976.
2. Above mentioned deficiencies had not been removed, therefore, personal hearing under the provisions of Rule-14(2) of the Haryana Development and Regulation of Urban Areas Rules, 1976, was fixed for 10.07.2012 which was duly conveyed vide letter bearing no. 9760 dated 06.6.2012. Meanwhile, your request dated 10.07.2012 was received in this office to postpone the hearing dated 10.07.2012 and requested to fix another date for hearing preferably on 30.07.2012. Your request was accepted and hearing was adjourned to 30.07.2012.

3. Your request to postpone the hearing again revealed that you were adopting dilatory tactics for non appearance as you failed to deposit the outstanding EDC and IDC till date. Moreover, you have not obtained approval of zoning/building plans of the project even after lapse of more than four years. Therefore, final opportunity of hearing was granted you on 04.09.2012 which was duly conveyed vide office memo dated 08.08.2012.
4. Mrs. Guninder Singh, authorized representative appeared for personal hearing on 04.09.2012. She submitted a written representation and admitted that EDC and IDC amount is due and requested to give some additional time for payment of these dues. It was informed to her that there is a Relief Policy already announced by the Govt. in the zones other than hyper potential zone available on Department web site also, which includes the case in question. You were given a time period of one month to apply for renewal of licence after fulfilling the conditions mentioned in the policy dated 12.04.2012, within one month from today i.e. 04.09.2012, failing your application for renewal shall be rejected.
5. You have not applied for renewal under the Relief Policy dated 12.04.2012 even after giving you a sufficient 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 license may be refused due to the deficiencies mentioned under para no. 1. Accordingly, it is regretted to inform you that the renewal of license is refused. Since, the request for renewal of license is refused and therefore, the license automatically get cancelled due to non renewal.

Sd/-
(ANURAG RASTOGI, IAS)
Director General,
Town & Country Planning,
Haryana, Chandigarh.

Endst. No. LC-963-Asstt.(SK)-2012/27850-54 Dated: 04.01.2013

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

1. Chief Administrative HUDA, Panchkula.
2. Senior Town Planner, Gurgaon.
3. District Town Planner (HQ) PP with a request to host the refusal order on the web site of Department.
4. District Town Planner, Rewari.
5. Chief Accounts Officer of the Directorate.

Sd/-
(S.K. Sehrawat)
Assistant Town Planner (M) HQ
O/o Director General, Town and Country Planning,
Haryana, Chandigarh.