

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
Ayojna Bhawan, Sector-18, Madhya Marg, Chandigarh
Phone: 0172-2549349, Email: tcphry@gmail.com, www.tcpharyana.gov.in

Regd.

FORM LC-VII

[See Rule-14 (2)]

To

Sh. Ramehar S/o Sh. Chottu Ram, Sh. Sultan Singh s/o Sh. Teka,
Sh. Mukhtayar Singh s/o Sh. Jage Ram, Sh. Jogi Ram s/o Sh. Surta,
Sh. Surjeet s/o Sh. Shesh Ram,
S/Sh. Suraj Bhan, Daya Nand, Jai Singh Ss/o Sh. Dharm Singh,
Smt. Birmati Wd/o Jai Singh, S/Sh. Rakesh, Rajesh, Amt Ss/o Sh. Jai Singh,
Smt. Sonia D/o Sh. Singh,
S/Sh. Rajinder Kumar, Narinder Kumar Ss/o Sh. Kanwar Bhan,
S/Sh. Kishan Lal, Hans Raj Ss/o Sh. Mahla Ram,
Sh. Suresh Kumar S/o Sh. Arjun Dev, Smt. Mohan Devi D/o Bishana Ram,
Sh. Arjun Dev s/o Sh. Tirth Dass
S/Sh. Surinder Kumar, Parshotam Dass, Ram Parkash Ss/o Sh. Jawala,
S/Sh. Parshad, Ram Lubhaya, Kishan Lal Ss/o Sh. Deviditta Ram,
Sh. Nand Lal s/o Sh. Ram Piyara, Smt. Darshana Devi Wd/o Sh. Jai Chand,
Smt. Shashi Bala, Veena Kumar Ds/o Sh. Jai Chand,
S/Sh. Rakesh Naresh Kumar Ss/o Sh. Jai Chand,
Sh. Jardoual s/o Sh. Raghu Ram, Sh. Parkash Devi w/o Sh. Hardiyal,
S/Sh. Umed Singh, Roop Chand Ss/o Sh. Bhartu,
S/Sh. Naresh Kumar, Devinder Singh, Sunil Kumar Ss/o Sh. Gopal Singh,
S/Sh. Satbir Singh, Balwan Singh, Bhim Singh Ss/o Sh. Sardaa,
S/Sh. Mahabir Singh, Suresh Kumar Ss/o Sh. Ram Kishan,
Sh. Manoj s/o Sh. Ram Chander, Sultan Singh s/o Sh. Teka,
S/Sh. Harpal, Bhopal, Dharambir Ss/o Sh. Ram Kishan, Ramehar s/o Sh. Chottu,
Sh. Omparkash s/o Sh. Chhotu, S/Sh. Ashok Kumar, Rishipal Ss/o Sh. Ran Singh
Sh. Sita Ram s/o Sh. Molar, Sh. Deep Chand s/o Sh. Harnam,
S/Sh. Ganga Ram, Sube Singh ss/o Sh. Bhagwana,
S/Sh. Deep Chand, Sultan Singh Ss/o Sh. Harnam, Sita Ram s/o Sh. Molar,
S/Sh. Mange Ram, Ram Bhaj Ss/o Sh. Munshi, Jagdish s/o Sh. Ram Kumar,
S/Sh. Ramphal, Ganga Ram, Sube Singh Ss/o Sh. Bhagwana,
S/Sh. Richhapal Singh, Umed Singh Ss/o Sh. Tulsi, Darshana Wd/o Sukhbir,
Sh. Rakesh, Rajesh, Manoj Ss/o Sh. Sukhbir, Jaibhagwan s/o Sh. Tulsi Ram
S/Sh. Ram Karan, Omparkash, Rajinder, Lakhami, Attar Singh Ss/o Sh. Sarupa,
S/Sh. Deep Chand s/o Sh. Harnam, Jagdish s/o Ram Kumar,
Smt. Ramrati w/o Ranbir, Sh. Vijay, Amit, Sumit Ss/o Sh. Ranbir
S/Sh. Prem Dass, Satish Chand, Satpal Ss/o Sh. Achhman Dass,
C/o Rangoli Buildtech Pvt. Ltd.,
1105, 11th Floor, Akash Deep Building,
Bara Khama Lane, New Delhi-1.

Memo No. LC-572-JE(S)-2012/11978

Dated: 09.07.2012

SUBJECT:-

RENEWAL OF LICENCE NO. 65 TO 98 OF 2005 DATED 05.08.2005 FOR SETTING UP OF A RESIDENTIAL PLOTTED COLONY OVER AN AREA MEASURING 105.663 ACRES IN THE REVENUE ESTATE OF VILLAGE PATTI MUSALMAN, SECTOR-16 & 17, SONIPAT-KUNDLI MULTIFUNCTIONAL URBAN COMPLEX, DISTT. SONIPAT - RANGOLI BUILDTECH PVT. LTD.

Please refer to your application dated 16.02.2012 received in this office on 21.02.2012 on the matter cited as subject above.

1. It is to inform that your work and conduct for the implementation of the project was examined in the Department and lapses were noticed on your part. Therefore, vide memo no. LC-572-JE(S)-2011/18750 dated 15.12.2011, a notice under Rule-18(1) of the Haryana Development and Regulation of Urban Areas Rules, 1976 was issued to you conveying the lapses with an instruction to submit the reply within 15 days. Your reply dated 29.12.2011 was examined in which inter-alia while referring to the renewal status of the licence, you informed that application for renewal of licence for a further period upto 04.08.2011 was submitted in the Department. Subsequently, you have also submitted an application dated 16.02.2012 received in this office on 21.02.2012, for renewal of licence for a further period upto 04.08.2013.
2. Your licence renewal application was examined together with the reply given by you as mentioned in para no. 1 above and deficiencies were noticed. Vide memo no. 8111 dated 11.05.2011, while conveying the deficiencies mentioned below, an opportunity of personal hearing on 22.05.2012 at 11.00 AM was granted to explain your position:-
 - (i) An amount of Rs. 1,14,710/- is deficit as on 05.07.2011 on account of licence renewal fee.
 - (ii) An amount of Rs. 783.58 lacs on account of enhanced EDC as on 04.11.2011 is outstanding. Regarding this outstanding amount of EDC, while informing about the policy decision of the Govt. dated 12.04.2012, you were requested to submit the following:-
 - (a) An additional bank guarantee of 25% amount of the gross overdue EDC amount.
 - (b) The bank guarantee should be valid for a period of 15 months and it shall not be released in parts. It shall be released in one go after receipt of overdue EDC amount.
 - (c) An undertaking to clear the overdue EDC amount in four quarterly installments spread over a period of one year. The first installment shall be due after three months from the date of renewal.
 - (iii) A notice to deposit IDC was issued to you on 15.05.2006 and the same is yet to be deposited. The total outstanding amount of IDC as on 04.11.2011 is Rs. 259.27 lacs.
 - (iv) The licence was granted to you in the year 2005 and till date the development works have not been started at site. Your submission that District Town Planner, Sonipat has not processed the case of demarcation plan is not correct because as per report of District Town Planner, Sonipat, the demarcation plan has not been received in his office and a request was made to you to submit the demarcation plan vide his office endst. no. 164 dated 01.08.2011 and endst. no. 17 dated 12.03.2012. Therefore, a firm commitment from you is required for getting the demarcation plan cleared and starting of development works at site and completing the same in a time bound manner.
3. Vide your letter dated 17.05.2012, you had made a request for grant of four weeks time to give reply to the notice and to attend personal hearing. On the date of hearing i.e.

22.05.2012, some of the allottees of your colony came to my office and demanded cancellation of licence because of your failure to carry out development works at site which is also corroborated from the report of DTP Sonipat. Though, there was merit in this demand by these allottees, but it was considered appropriate not to reject the first request for extension of time. Therefore, keeping in view the interest of justice, a final opportunity of personal hearing was granted at 11.00 AM on 25.06.2012. You were informed about this date of hearing vide this office memo no. 9274 dated 28.05.2012 with an instruction to submit the written reply by 20.06.2012. The complainants were also informed about this date of hearing.

4. Your written reply was not received upto 20.06.2012. The written reply was received on 21.06.2012. The written reply has been examined and the submissions made therein have not been found satisfactory due to following reasons:-
 - (i) The demand draft no. 003182 dated 18.06.2012 for a sum of Rs. 1,14,710/- as a payment of deficit renewal fee, as mentioned in the reply, has not been received.
 - (ii) Your submission with regard to making available the detailed calculation is not tenable because as per the approved policy of the Govt. which has been formulated to provide relief to the colonizers who could not pay the outstanding amount of external development charges, you were asked to submit the documents as per this policy, which you have not submitted.
 - (iii) Your submission with regard to the demand notice for payment of Infrastructure Development Charges is totally baseless and it appears that you have not gone through the Bilateral Agreement dated 05.08.2005 executed by you with the Department at the time of grant of licence. As per clause 14 of this agreement, you are duty bound to pay the Infrastructure Development Charges as per the rates, terms and conditions so decided. Accordingly, while giving a reference of clause no. 14 of the bilateral agreement, a notice bearing memo no. 5DP(III)-2006/14442 dated 15.05.2006 was also issued to you to pay the Infrastructure Development Charges, which you have failed to pay till date.
 - (iv) Your submissions with regard to approval of demarcation plan clearly shows your intention for not developing the colony. It is the responsibility of the colonizer to get the demarcation plan verified at site from the field office of the Department. DTP Sonapat has informed that inspite of informing that the demarcation plan has not been received, till date you have not submitted the demarcation plan in the O/o DTP Sonapat.
5. On the date of hearing i.e. 25.06.2012, the case was called for hearing twice between 11.00 AM to 12.00 Noon, but nobody was present on behalf of you. However, some of the allottees of this licence were present at the time of hearing. A letter dated 25.06.2012 was received in the diary branch vide which while informing about the details being sought from the office, a request has been made to grant two months time to submit the final reply. This proves the lack of sincerity on your part because when you have been

called for hearing under the provision of law, you are required to either appear personally or depute your responsible representative to appear for hearing and apprise about the position even if a request is to be made for grant of time. Moreover, this was the second date of hearing as the hearing on the first date was postponed on your request dated 17.05.2012 as mentioned in para no. 3 on pre page. Keeping in view your such an irresponsible conduct, your request for grant of further extension of time is hereby refused.

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. 2 and 4 on page no. 2 & 3 respectively. Accordingly, it is regretted to inform that the request for renewal of license is refused. Since the request for renewal of license is refused, therefore, the license automatically stands cancelled due to non renewal.

Sd/-
(T.C. Gupta, IAS)
Director General,
Town and Country Planning,
Haryana, Chandigarh

Endst. No. LC-572-JE(S)-2012/ 11979-82

Dated: 09.07.2012

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

1. Chief Administrator, HUDA, Panchkula.
2. Senior Town Planner, Rohtak Circle, Rohtak with a direction to take further steps for laying out the colony in accordance with law so that the possession of the plots can be given to the allottees of this licenced colony.
3. District Town Planner, Sonapat.
4. Chief Accounts Officer of this Directorate.

(Sanjay Kumar)
District Town Planner (HQ)
O/o Director General, Town and Country Planning,
Haryana, Chandigarh.