

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector 17 C, Chandigarh

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To

Sh. Barahm Parkash, Ramniwas, Dayanand Ss/o Sh. Roshan Lal,
Sh. Roshan Lal s/o Sh. Kundan Lal, S/Sh. Amit Kumar,
Sumit Kumar Ss/o Sh. Chatar Singh,
C/o Pal Infrastructure and Developers Pvt. Ltd.,
Pal Tower, 3rd Floor, MG road, Sikandarpur,
Gurgaon-122002.
Email 10 - info@palgroup.in

Memo No. LC-1343-JE-(VA)-2015/8662

Dated: 27/05/2015

Subject: - **Rejection order -Licence no. 45 of 2009 dated 18.08.2009 for setting up of a Group Housing Colony over an area measuring 12 acres in the revenue estate of village Palra, Sector-70-A of Gurgaon-Manesar Urban Complex, District Gurgaon - Pal Infrastructure Pvt. Ltd.**

Please refer to your application dated 12.03.2013 and this office memo no 59690 dated 05.12.2013 on above cited subject.

2. Whereas, as per the terms and conditions of LC-IV agreement dated 18.08.2009 you are required to pay the proportionate EDC & IDC alongwith compliance of other terms & condition of licence, LC-IV & Bilateral Agreement.

3. Whereas, you failed to clear the Government dues and comply with the terms and conditions of licence. Therefore, after affording personal hearing subject cited licence was cancelled vide order dated 29.05.2011.

4. Whereas, your request dated 22.07.2011 for revocation of order dated 29.05.2011 was considered and licence was restored vide this office memo no 12678 dated 30.08.2011.

5. Whereas, Crime Branch, New Delhi has registered FIR no 98. The aforesaid licence was valid upto 17.08.2013. You were required to apply for renewal at least one month before expiry of licence alongwith licence renewal fee, but you failed to submit application in this regard. An opportunity of hearing was also afforded on 06.01.2014 vide this office memo no 59690 dated 05.12.2013.

6. Sh. Rajesh Kumar, Director, Pal Infrastructure & Developers Pvt. Ltd. appeared on 06.01.2014 and submitted that he shall re-concile outstanding dues and shall apply for renewal of licence. He has also given an undertaking for payment of dues. He further assured that Pal Infrastructure & Developers Pvt. Ltd. is willing to develop the colony after formalities of renewal of the licence are completed.

7. In spite of lapse of more than 12 months, you have neither applied for renewal of licence nor taken any step to clear outstanding dues and to comply with directions given in due course of hearing on 06.01.2014.

8. I have gone through the entire case including all the facts and circumstances prevailing in this case and noticed that:-

- i. Licence renewal application on LC-VI alongwith licence renewal fee for further period of two years from 18.08.2013 to 17.08.2015 has not been submitted.

- ii. An amount of ₹ 1974.11 lac on account of EDC and ₹ 216.3 lac against IDC is outstanding as on 04.02.2015.
- iii. Compliance of Rules 24, 26, 27 & 28 of the Haryana Development and Regulation of Urban Areas, Rules, 1976 has not been submitted. Moreover, you have not presented any record/documents in compliance of aforesaid Rules, before the Audit team during its visit to your office on 25.06.2014. Copy of letter in this regard was served to Sh. Naresh Kumar, Manager (HR) who was present in your office at Pal Tower, 3rd Floor, MG Road, Sikandarpur Ghosi, Gurgaon.
- iv. Service plans/estimates are not submitted for approval.
- v. You have failed to execute the project, intimate the status of construction at site, allotment of EWS flats and construction of community buildings.
- vi. You have not honored the commitment made during course of hearing on 06.01.2014.
- vii. FIR No. 98/13 u/s 420/120B IPC has been registered by Police Station-EOW Crime Branch, New Delhi.
- viii. Civil Suit titled as Smt. Neelam Saxena is pending in Civil Court, Gurgaon.

In view of the above mentioned detailed serious lapses on your part, the present license can't be continued as per rules. It is therefore, intimated you that your subject cited license no. 45 of 2009 dated 18.08.2009 is hereby rejected.

Note: - You are further directed to submit the details of land /FAR, sold/created 3rd party rights and also details regarding amount received from general public, duly certified by Chartered Accountant within a period of 15 days from this order.

Sd/-
ARUN KUMAR GUPTA
 Director General, Town & Country Planning
 Haryana Chandigarh
 Email: tcphry@gmail.com

Endst. No. LC-1343-JE (VA)-2015/ 8663-68

Dated: 27/05/2015

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

1. Chief Administrator, HUDA, Panchkula.
2. Senior Town Planner, Gurgaon with the direction to take appropriate action against the colonizer to obtain the record pertaining to compliance of Rules 24, 26 (2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 and take over the colony under section 8 of the Act of 1975 with the help of Local Administration.
3. Sh. P.P. Singh, DTP (HQ) with a request to update the status on website.
4. District Town Planner, Gurgaon with the direction to put a notice board on the site in question for information of the public at large, stating that licence granted to the colonizer company stands cancelled and no construction activity will be allowed. If the construction activity is going on the same may be stopped with the help of office of District Town Planner (E) Gurgaon. He is also requested to apprise the Ld. Civil Court in the matter in Civil Suit titled as Neelam Saxena and others Vs. Pal Infrastructure Pvt. Ltd. and others on the next date of hearing.
5. Chief Accounts Officer of this Directorate with the direction to revoke the Bank Guarantee to recover the outstanding Government dues i.e. EDC and IDC.
6. Sh. Rajesh Ahuja, Inspector/ALBR Section, EOW/Crime Branch, PS Mandir Marg Complex, New Delhi-1 w.r.t. his memo no 179/R.ACP/ALBR-1/EOW, Crime Branch, New Delhi dated 18.02.2014 in case FIR no 98/13 under Section 420/120B IPC, Police Station-EWO, Crime Branch, New Delhi.

Sd/-
 (KARAMVEER SINGH)
 District Town Planner (HQ)
 For Director General, Town & Country Planning
 Haryana, Chandigarh