

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO No. 71-75, 2nd Floor, Sector -17 C, Chandigarh

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FORM LC-VII

[See Rule-14(2)]

Memo No: LC-952/2014/ 26535

Dated: 18/11/2014

Regd.

Creative Buildwell Pvt. Ltd., having its office at
201/6, Kaushalya Park, Hauz Khas,
New Delhi

Subject: Cancellation of renewal of Licence No. 187 of 2007 dated 08.06.2007 granted for setting up of Residential Group Housing Colony over an area measuring 11.318 acres in the revenue estate of village Revli in Sector-17, Sonipat - Creative Buildwell Pvt. Ltd.

Please refer to your application dated 07.09.2009 on the subject cited above.

1. Licence No. 187 of 2007 dated 08.06.2007 has been granted for setting up of Residential Group Housing Colony over an area measuring 11.318 acres in the revenue estate of village Revli in Sector-17, Sonipat. The licence was valid upto 07.06.2009.
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 letter dated 07.09.2009, you have applied for renewal of licence for the period 08.06.2009 to 07.06.2011. The renewal application for the successive period i.e. 08.06.2011 to 07.06.2013 and 08.06.2013 to 07.06.2015 has not been submitted by you till date. The case of renewal of licence No. 187 of 2007 dated 08.06.2007 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. Various demand notices were issued to deposit the outstanding amount of External Development Charges. Since, no reply was received from you, therefore, a show cause notice bearing memo No. 868 dated 21.01.2011 was issued to you and a hearing was granted for 01.02.2011. On the date of hearing, Sh. Rajinder Mittal, MD alongwith Sh. A.M. Punchhi, Advocate appeared on behalf of the company and submitted a representation. The representation was examined and as there were no merits in the case, a notice to make the payment within 30 days from issuance of memo dated 03.04.2012 was issued. No reply in this regard was received from your side.
2. The request for renewal of licence was examined in detail and the following deficiencies are still inexistence:-
 - (i) An amount of Rs. 1903.97 lacs is due towards External Development Charges and Rs. 71.81 lacs towards Infrastructure Development Charges as on 25.05.2012.
 - (ii) Licence renewal application for the period 08.06.2011 to 07.06.2013 and 08.06.2013 to 07.06.2015 has not been submitted.

- (iii) Bank Guarantees of External Development Charges stands expired on 20.05.2011 and of Internal Development Works on 20.05.2012.
- (iv) Building plans have been not submitted for approval and hence, no development works have been started at site even after lapse of more than 5 years.
- (v) The compliance of Rule-24, 26, 27 & 28 of Haryana Development and Regulation of Urban Areas Rule-1976 have not been submitted.
- (vi) In terms of condition of licence, no objection certificate from Ministry of Environment and Forest Department 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 for 24.07.2012. Sh. K.M. Gupta, Authorized Representative alongwith Sh. A.M. Punchhi, Advocate appeared for hearing and submitted that an appeal is pending before PSTCP against memo dated 04.11.2011 issued by the Department for demand of External Development Charges, therefore, requested for grant of adjournment. The case was accordingly adjourned to 05.11.2012 to 22.01.2013 to 04.03.2013 to 18.03.2013 to 01.04.2013. On 01.04.2013, Sh. Rajinder Mittal, MD of the company appeared for hearing and requested to grant some time to discuss the issue regarding payment of EDC with bankers. The request was accepted and final opportunity was granted for 06.05.2013. On 06.05.2013, Sh. A.M. Punchhi, Advocate appeared for hearing and reiterated the same facts.

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 above 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-952/2014/26536-540

Dated : 18/11/2014

- 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.