

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO 71-75, Sector 17C, Chandigarh
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http://tcpharyana.gov.in

LC-IX
{See Rule 16(2)}

Regd.

To

Bestech India Pvt. Ltd. & others
Bestech House,
124, Sector 44, Gurugram.

Subject:

Memo No. LC-486-PA(B)/2018/ 4458

Dated: 02-02-18

Request for grant of completion certificate for the residential group housing colony developed over an area measuring 13.61 acres in Sector 47, Gurugram bearing license No. 29-37 of 2005 dated 25.07.2005.

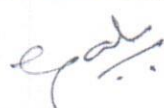
Please refer to your application dated 22.12.2016 on the matter cited as subject above.

2. Your above referred application for grant of completion certificate for the residential group housing colony developed over an area measuring 13.61 acres in Sector 47, Gurugram bearing license No. 29-37 of 2005 dated 25.07.2005 was examined and noticed that same cannot be considered and liable to be rejected. However, before taking final decision in the matter, opportunity of hearing was granted for 23.11.2017.

3. Mr. Munish Sama, authorized signatory of the company appeared on scheduled date & time and submitted written submissions, which were examined viz. the shortcomings conveyed by the department and following observations have been made:-

Sr. No.	Shortcomings conveyed	Reply of the company	Office comments
1	The license was valid upto 24.07.2017	The request for grant of CC was submitted on 22.12.2016 i.e. within validity period of the license, therefore, no further renewal is required.	The application was not in accordance with the provisions of Rule 16 of Rules 1976 as mentioned at Sr. No. 2 below, therefore, same is not tenable in eyes of law and further renewal is required.
2	The application submitted on 22.12.2016 for grant of completion certificate was not in accordance with Rule 16 of Rules 1976 as same was not accompanied with requisite IAC or seeking exemption from depositing the same as per Rule 16-A(1) of Rules ibid	CA certificate in respect of restricting profit upto 15% will be submitted after getting the audit done from the penal of CA short listed by DTCP.	The contention is not tenable. The requisite CA certificate was required to be submitted alongwith the application for grant of CC.
3	The revised service plan estimates for the entire area measuring 13.61 acres have not been got approved till date (service plan estimates for an area measuring 12.89 acres were approved on 11.04.2013).	Since, FAR against the area measuring 12.89 acres was granted, therefore, service plan estimates were also approved accordingly.	The contention is based on facts, hence taken on record.
4	DOD for the area for which OC was granted on 27.09.2016 has not been got registered from competent authority.	The DOD will be submitted shortly.	The application cannot construed to be completed without submission of DOD.

4. Thus, it is clear from above that you have still failed to remove the deficiencies conveyed vide Sr. No. 1, 2 & 4 above, therefore, the application dated 22.12.2016 for grant of completion certificate is hereby rejected. You are advised to get the license renewed update as per provisions of Rule 13 of Rules 1976, failing which proceedings for cancellation of license in accordance with the provisions of law shall be initiated.


(T.L. Satyaprakash, IAS)
Director,
Town & Country Planning,
Haryana, Chandigarh

PTO

Endst. No. LC-486-PA(B)-2018/ 4458

Dated: 02-02-18

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

1. Senior Town Planner, Gurugram.
2. District Town Planner, Gurugram.
3. Website Administrator with the request to update the status on Departmental website.



(Rajesh Kaushik)
Distt. Town Planner (HQ)
For Director, Town & Country Planning
Haryana, Chandigarh