

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector-18 A, Madhya Marg, Chandigarh

Web site tpharyana.gov.in - e-mail: tpharyana7@gmail.com

To

Brahma City Pvt. Ltd.,
Regd. Office:- Flat No.B-8, Cabin No.11,
Ansal Tower, 38 Nehru Place,
New Delhi-110019.

Memo No. LC-2365-JE (VA)-2021/ 33402 Dated: 30.12.2021


Subject:- Renewal of licence no. 64 of 2010 dated 21.08.2010 granted for setting up of a Residential Plotted Colony on the land measuring 141.66875 acres in Sector-60, 61, 62, 63, 65, Gurugram-Manesar Urban Complex.

Please refer to your application dated 16.07.2018, 16.08.2019, 19.08.2021, 12.10.2021 on the subject cited above.

2. A request for renewal of aforesaid licence for further period was received vide above referred applications. Simultaneously, a number of complaints regarding allotment of plots in the colony were also received, therefore before taking final decision on the applications for renewal of the licence, opportunity of being heard was granted on 24.12.2021.
3. Sh. Deepak Sharma, authorized signatory of the company appeared for hearing on scheduled date and time and submitted written representation mentioning facts of the case. It was also apprised that there was dispute between share holder companies of the Brahma City Pvt. Ltd. i.e. licensee company and to resolve the dispute a settlement agreement was executed on 06.08.2012. As per the said settlement agreement, the licenced area stands distributed between Krish Realtech Pvt. Ltd. (KRPL), Krish Infrastructure Pvt. Ltd. (KIPL) and Brahma Opportunities Ltd. & its associate companies in a specified ratio.
4. Further, it was also apprised that the complaints in respect of allotment of plots are in respect of the share helded by Krish Group. It has also come to the knowledge of the Department that the Krish Realtech Pvt. Ltd. has filed an application under Insolvency and Bankruptcy Code-2016 before the Hon'ble NCLT, wherein formal objections from the stakeholders have been called. Moreover, some of the allottees have also approached HRERA regarding their grievances under RERA Act, 2016.
5. In view of the above facts, it is clear that the complaints regarding allotment of plots in the colony are in respect of one of the share holder of the licensee company and non-renewal of the licence on account of the said complaints will certainly affect the interest of the allottees. Therefore, it has been decided to renew the licence in question upto 20.08.2025 subject to the final outcome of CA No. 8977 of 2014 titled as Jai Narayan @ Jai Bhagwan & others V/s State of Haryana pending adjudication before

Hon'ble Supreme Court of India and CBI investigation under process. Further, this renewal is being issued subject to the following conditions:-


- a. That the terms and condition as laid down in the licence shall be adhered to in letter and spirit.
- b. That you shall submit the service plan estimates for the internal development works, to be carried out at site within 30 days from issuance of this renewal letter.
- c. That service plan estimates for electrical infrastructure in the colony shall be got approved from competent authority as per the provisions of law.
- d. That you shall obtain extension for construction of community buildings in the colony as per the provisions of Act/Rules within a specific period.
- e. That the licence shall be got renewed till the completion of the development works in the colony as per the approved service plan estimates.
- f. That since project stands bifurcated between share holders of the licensee company as per the agreement dated 06.08.2012, therefore benefit under policy dated 18.02.2015 for the area being developed by each share holder is required to be sought after clearly demarcating the part/share of each company. Hence, application in this regard shall be submitted in accordance with the provisions of law within 30 days from issuance of this letter.



(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-2365-JE (VA)-2021/ 33403-406 Dated: 30.12.2021

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

1. Senior Town Planner, Gurugram.
2. District Town Planner, Gurugram.
3. Accounts Officer of this Directorate.
4. Project Manager (IT Cell) O/o DTCP with request to update the status on website.


(Amit Madhola)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh



Directorate of Town & Country Planning, Haryana

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ORDER

Whereas, Licence no. 64 of 2010 dated 21.08.2010 granted for setting up of a Residential Plotted Colony on the land measuring 141.66875 acres in Sector-60,61,65,62,63, Gurugram Manesar Urban Complex under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed thereunder. As per terms and conditions of the licence and of the agreement executed on LC-IV, the colonizer is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas, Act, 1975 and its Rules, 1976 thereof.

2. And, whereas, for delay in compliance of the provisions of Rule 24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 upto 31.03.2021, the licensee has submitted a request for composition of said offence. As per the rates finalized by the Govt. the composition fee has worked out as Rs. 6,80,000/-, which have been deposited through e-payment dated 11.10.2021.

3. Accordingly, in exercise of power conferred under Section-13(1) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence committed due to delay in compliance of above said Rules upto 31.03.2021.



(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning
Haryana Chandigarh

Endst. No. LC-2365-JE (VA)-2021/ 30407-408 Dated: 30.12.2021

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

1. Brahma City Pvt. Ltd., Regd. Office:- Flat No.B-8, Cabin No.11, Ansal Tower, 38 Nehru Place, New Delhi-110019.
2. Chief Accounts Officer of this Directorate.



(Amit Matholia)
District Town Planner (HQ)



For Director, Town & Country Planning
Haryana, Chandigarh