



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 20.11.2024.

Item No. 270.09

Application for conversion of plot into Villa of project.

Promoter: Eldeco Infracon Realtors Limited.

Project: "Eldeco Amor" an Affordable Residential Plotted Colony (under DDJAY, 2016) over an area measuring 16.31 Acres situated in the revenue estate of Village Rathdhana, Sector-33, Sonipat

Reg. No.: HRERA-PKL-SNP-527-2023 dated 19.12.2023 valid upto 10.09.2028

Temp ID: 1359-2023.

1. The Authorised Signatory for Eldeco Infracon Realtors Limited vide letter dated 10.04.2024 had informed that considering the market condition and demand, there is requirement of built-up villas instead of plots. They have requested to consider the conversion of following 18 Plots as 18 Villas and requested to edit the inventory of the Project.

2. The details of the plots to be edited are as under:

Plot No.	No. of Plots	Plot Type	Plot Area (Sq. yd) each	Villa No.	No. of Villas	Villa Type	Carpet Area of each Villa (sq. m.)
120, 121, 122 & 123	4	Type-D	113.291	97, 120-123	4	Type-D	110.26
59	1	Type-J	100.422	59	1	Type-J	94.93
93,94 & 95	3	Type-K	122.815	95 & 96	3	Type-K	122.26
157 to 160, 171 to 176	10	Type-L	113.428	176	10	Type-L	108.37
TOTAL NO. OF VILLAS					18		



3. The Promoter had submitted the following information/ details:
- No allotment/ third party right has been made/ created by the promoter on 18 plots.
 - The registration fees via Demand draft amounting to Rs. 79,459/- for conversion of Plot into Villa.
 - Specifications were not updated in REP-1 (Part-H) since, at the time of registration of the project, the promoter has applied for 282 plots and now applying for conversion of plots into villas, now submitted.
 - The internal services work is in progress, they confirmed that the same shall be completed before the occupation certificate is obtained. The tentative status of the internal service is mentioned below:

Internal services	Status of percentage
Internal Road Work	To be started
Sewer & Storm	To be started
Water Supply	To be started
Electrical	To be started
Boundary Wall	100%

- v. The revised Estimated Cost of the Project cost after including the aforesaid 18 Villas is as follows:

Estimated cost of the project	18,426.70 (in lakhs)
Cost of the land	6,400
Estimated cost of construction of apartments	916
Estimated cost of infrastructure and other structures	3,270.7
Other Costs including EDC, Taxes, Levies etc	7,840

- vi. The date of Completion of villas will be same as date of Completion of the Project i.e. 10th September, 2028. In light of the above, the promoter requested to take the above details on record and consider their application to edit the inventory as mentioned above and also let them know if any other information is required.
- vii. Online QPRs of the project have been filed upto 31.03.2024.
4. The above was heard by the Authority in its meeting held on 24.04.2024 vide item no. 250.21 and had decided that promoter should file fresh A to H proforma for 18 plots on which villas are to be constructed so that separate registration could be considered as the earlier registration granted by the Authority is for a plotted colony. It will be easy to bifurcate the cost of plots and villas.
5. As no reply was received from the promoter, Authority on 03.07.2024 has decided to adjourn the matter to 11.09.2024.
6. Further, on 11.09.2024 since no reply was been received from the promoter, the Authority had granted one last opportunity to promoter to comply with the directions of Authority dated 24.04.2024 otherwise the application of the promoter will be returned.



7. During hearing, concerned LA informed that reply has been submitted by promoter and promoter has applied afresh for registration on 19.11.2024.
8. Hence, Authority decides to dispose of the matter.



True copy

[Signature]

Executive Director,
HRERA, Panchkula

[Signature]
16/12/24.

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.

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