



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

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

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

**Item No. 270.14**

**Extension of registration of project u/s 6 of RERA Act, 2016.**

**Promoter: M/s. Emerald Home Developers Pvt. Ltd.**

**Project: A Group Housing Colony on land measuring 6.126 acres situated in Village Kheri Kalan and Palwali, Sector 88, Tehsil and District Faridabad, Haryana**

**Reg. No.: 158 of 2017 dated 29.08.2017 valid upto 28.01.2023, COVID extension granted upto 28.10.2023**

**Temp ID: 497-2019.**

**Present: Mr. Tarun Ranga, Advocate.**

1. M/s. Emerald Home Developers Pvt. Ltd. had applied for extension of registration of the said project u/s 6, i.e., upto 28.10.2024.
2. The promoter has applied on prescribed proforma Rep-V Form. The applicant promoter has submitted ₹1,42,118/- as extension fee.
3. License No. 124 of 2008 dated 14.06.2008 has been granted by DTCP on land measuring 30.268 acres renewed upto 13.06.2025.
4. The promoter has received OC for Tower A, B, C, E, F and commercial space on 11.12.2020 (having FAR of 27851.97 sq.mtrs) and applied for OC for Tower D and club house on 04.10.2023 in which final report has been submitted by Chief Engineer to DTCP, Panchkula.



5. As per letter dated 19.03.2024 sent by Senior Town Planner to DTCP, the total constructed area is 18490.496 sq.mtr., i.e., 16769.253 sq.mtr. FAR area and 1721.243 sq.mtr non FAR area. Area measuring 2119.98 sq.mtr. constructed without revision of building plan. The promoter has constructed 1247.208 sq.mtr. excess FAR beyond permissible limit, which is within compoundable limit (3%).

6. The matter was considered by the Authority on 03.07.2024 wherein following was observed:

*"8. After consideration, Authority decided that promoter should submit Engineer certificate and copy of service plan estimates. Project section may also check fee for excess FAR beyond permissible limits.*

*9. Adjourned to 11.09.2024."*

7. The promoter vide reply dated 10.07.2024 has submitted copy of service plan estimates of the project. Further, vide reply dated 01.08.2024, promoter has submitted the engineer certificate dated 22.07.2024 which states that the progress of the construction and finishing work is approximately 99% of the total work.

8. The matter was last considered by the Authority in its meeting held on 11.09.2024 wherein following was observed:

*"10. Authority observes that License No. 124 of 2008 was granted for 30.268 acres whereas registration applied was for 6.126 acres which is a part of above license. Hence, Authority decided that promoter should intimate the status of remaining areas. Promoter should deposit deficit fee of Rs.4,796/- and late fee, if any, be communicated to promoter.*

*10. Adjourned to 27.11.2024."*

9. The promoter vide reply dated 23.10.2024 has submitted deficit extension fee of ₹4,796/-. Further, the promoter has submitted as under:

i. License no. 124 of 2008 was initially granted to Sudarshan Buildtech Pvt. Ltd., Sh. Surajpal Singh, Bharat pal Singh, Kiran Pal Singh and Chhida Singh in collaboration with Achievers Sudarshan Associates. All the above-mentioned license holders have transferred 16.925 acres of land to RPS Infrastructure Ltd.

ii. After that, DTCP has issued an order dated 11.12.2020. According to which the total land has to be developed in three phases as mentioned below:

a. Phase -1: Area measuring 16.925 acres is owned and being developed by M/s RPS Infrastructure Ltd. RPS has transferred 5.0062 acres of land out of 16.925



acres in favour of Emeraled MDPS LLP vide license no. 01 of 2021. They have developed their land parcels and have also obtained OC on approximately 50% of their land.

- b. Phase-2: Area measuring 7.217 acres is owned and being developed by Sudarshan Buildtech Pvt. Ltd., Sh. Suraj Pal Singh and Sh. Kiran Pal Singh. They have not developed this land and have instead applied for migration of this land from General Group Housing to Affordable Group Housing.
- c. Phase 3: Area measuring 6.126 acres is owned and being developed by Emerald Home Developers Pvt. Ltd. Emerald has completed 70% of land for which they already received OC on 11.12.2020 and for the balance land parcel he had applied for OC which is expected to be received in approx. 10 days.

10. The promoter has submitted quarterly progress reports till 30.09.2024.
11. The promoter is also liable to pay late fee and penalty. However, decision is to be taken whether late fee and penalty is to be charged as per the entire registered area or for the area for which OC has not been obtained.
12. Ld. Counsel submitted that OC of five towers has been received. After consideration, Authority decided to grant extension of one year under Section-6 of RERA Act, 2016. Authority also decided to ban sale till grant of further extension.
13. Adjourned to 22.01.2025.



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16/12/24

True copy

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Executive Director,  
HRERA, Panchkula

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

*LA Adhime*