



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 08.01.2025.

Item No. 274.41

Approval of standard design of commercial site measuring 0.340 acres.

Promoter: Eldeco Green Park Infrastructure Limited.

Project: "Eldeco Amaya" an Affordable Residential Plotted Colony (under DDJAY, 2016) over an area measuring 14.206 acres situated in the revenue estate of Village Rathdhana, Sector-33, Sonipat.

Reg. No.: HRERA-PKL-SNP-496-2023 dated 25.09.2023 valid upto 16.05.2028.

Temp ID: 1281-2023.

Present: Mr. Vaibhav Sethi, Advocate.

1. The Authority has registered the project on 17.10.2023 on the condition that: -
"Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.553 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the commercial pocket."
2. Thereafter, vide letter 28.03.2024 the promoter has submitted the approval letter with regard to standard design of SCOs for an area of 0.340 acres (1378.755 sq mtrs) approved by DTCP, Haryana on 07.02.2024. The promoter has mentioned that considering the market condition and demand, the promoter is proposing to sell/market the approved 6 plots as commercial plots. The fee has already been deposited by the applicant at the time of registration of complete area and is in order.
3. However, complete set of drawings approved by DTCP have not been enclosed by the promoter. Further, as per approved Layout Plan 0.553 acres were approved by the DTCP, Haryana and now standard design of 0.340 acres has been approved.



4. Vide letter dated 25.09.2024, the promoter was directed to submit complete set of approved plans for sites measuring 0.340 acres and 0.213 acres after which the request for sale of plots shall be considered.

5. Vide letter dated 11.10.2024, the promoter has submitted the following:

(a) the standard design as approved by Directorate Town and Country Planning Department, Haryana on 07.02.2024 for commercial site admeasuring 0.340 acres (1378.755 sq. mtr.)

(b) the standard design as approved by Directorate Town and Country Planning Department, Haryana on 20.09.2024 for commercial site admeasuring 0.211 acres (856.264 sq. mt.), both falling under License No. 109 of 2023 dated 17.05.2023.

6. Considering the market condition and demand amongst perspective customers, the promoter proposes to sell/ market the commercial shops instead of plots for the aforesaid site(s), the details are as follows:

S. no.	Area in Sq mtr	No. of shops	Achieved FAR (in sq mtr)
1	1378.755	18	1210.826
2	856.264	4	434.461

7. The above was heard by the Authority in its meeting held on 06.11.2024, wherein the Authority has decided that legible copies of approved building plans of commercial site measuring 0.211 acres be submitted. Promoter is interested in selling constructed shops, he should separately apply for registration.

However, the promoter vide reply dated 20.12.2024 has submitted as under: -

1. Integrated Nature of the Shops and Project

The commercial area on which the Said Shops are sanctioned is an integral part of the RERA-registered Project "Eldeco Amaya". Furthermore, out of the total commercial area admeasuring 0.533 acres and area admeasuring 0.211 acres is meant for certain facilities and amenities for the overall benefit of the residents of the Project and remaining area is meant for retail shops, herein Said Shops. Accordingly, the fees corresponding to the Floor Area Ratio (FAR) for the Said Shops were duly deposited with the Authority at the time of the Project's initial registration, clearly indicating the intention to construct, market and sell the Said Shops.

2. Documentation Submitted

They have enclosed the following documents for consideration:

Annexure 1: Chartered Accountant Certificate certifying the total cost of construction of the Said Shops along with the construction cost of one commercial shop.

Annexure 2: Detailed specifications of the Said Shops.



Annexure 3: Affidavit-cum-Undertaking confirming the completion and handover of the Said Shops in conjunction with the Project timeline.

3. Challenges in Separate Registration

Mandating a separate RERA registration for the Said Shops would impose significant administrative and procedural challenges. Given that about 40% of the commercial area is to be developed as a facility for the residents of the Project, accordingly the development cost of the same was budgeted from the Project receivables and considering the same the requisite fee for built up space was deposited by us, hence a separate RERA registration would not serve any purpose.

8. In view of the above, the promoter has requested to allow the sale of the constructed shops within the Project without mandating a separate RERA registration. This will facilitate the timely and efficient execution of the Project while ensuring compliance with all existing regulations under the RERA framework. The matter is listed for 08.01.2025.

9. Authority observes that registration was granted for a plotted commercial sites. Now, commercial sites are being constructed by promoter. Hence, Authority decided that promote should apply for separate registration.

10. Adjourned to 05.03.2025.



True copy

Executive Director,
HRERA, Panchkula

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

~~CA (Shubham)~~ 28/1/25
CA (Shubham)