



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 29.01.2025.

Item No. 277.43

Issuance of Supplementary Registration.

Promoter: HL Residency.

Project: "HL Group Residencies"- Group housing site measuring 60,718 Sqm – GH-3 situated in Phase II Sector-30 B, IMT Rohtak.

Temp ID: 1457-2024.

Present: Mr. Vijender Jindal through VC

1. The Authority had registered a project namely, "HL Group Residencies" i.e., Plot No: GH 3 situated in Phase II Sector 30 B IMT Rohtak with an FAR of 55728 Sqm (Phase- I) of group housing site measuring 60718 sq.mt.
2. The Promoter vide letter dated 07.01.2025 has submitted a manual A-H form for issuance of supplementary registration to RERA Registration No. HRERA-PKL-ROH-592-2024 dated 06.06.2024 valid upto 13.05.2029.
3. After examining the application, following deficiencies are observed:
 - i. Fee of Rs. 11,93,018/- has been deposited without any computation which is for an FAR of 79,534 Sqm. However, the Promoter has not mentioned any FAR in his application for registration;
 - ii. The Promoter should inform if there are any changes in the Building Plans already approved/registered with RERA and whether any TDR has been taken on the RERA registered Blocks;
 - iii. What is the amount of TDR taken on Phase-I (which is already registered). What is the FAR of Phase-I as per revised Plans and the FAR of Phase-II as per revised plans;
 - iv. Completion date of Phase-I is 13.05.2029 and in present application is 30.06.2029;
 - v. REP-II has not been submitted;
 - vi. Page – 1 of REP-I (Part –A) has not been submitted;
4. The above said observations were conveyed to the Promoter vide letter dated 20.01.2025 and the Promoter vide reply dated 21.01.2025 has submitted the following:



i. Computation of fees

LAND AREA	FAR	RATE	Amount	REMARKS
60718	2.88	15	26,23,018	FAR increased due to use of TDR
Less: Already paid at the time of original registration			14,30,000	
Fees Now Paid			11,93,018	

ii. Changes in Building Plan and TDR Details :

Building Plan has undergone revisions and TDR has been utilized. The revised building plan and TDR Certificate has already been given. TDR used in already registered blocks are as under:

- Phase-1 (registered) Area – 30860.795 Sqm
- Phase-2 (Freezed) Area – 31579.137 Sqm

iii. Details of TDR and FAR of Phase I and Phase II

TDR taken on Phase-1 - 30860.795 Sqm

FAR of Phase-I as per revised plan is - 86588.795 Sqm

FAR of Phase-II is – 88850.137 Sqm

iv. Date of completion of Project is 13.05.2029, Revised A-H is enclosed.

v. Revised REP-II enclosed.

vi. Part-I of REP-I (Part A) enclosed.


5 As mentioned by the Promoter the building plans of the already registered Phase-I has undergone revision. Authority also observed that building plans of phase have been revised and floor have also been changes/ revised. Hence, the already granted registration bearing No. HRERA-PKL-ROH-592-2024 dated 06.06.2024 of Phase- I has become infructuous. Therefore, Promoter is required to submit a fresh application of registration of the project by creating a new Temp ID and the fee already deposited may be adjusted.

6. Hence, Authority decides that promoter should file fresh REP-I proforma by creating a new Temp ID. Fee already deposited will be adjusted.

7. Disposed of.



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.

LA (Kakul)