



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 07.05.2025.

Item No. 286.42

Representation on behalf of the promoter in view of orders passed by the Authority on 28.08.2024.

Promoter: KSL Developers Ltd.

Project: "Rewari Greens" an affordable residential plotted colony (under DDJAY-2016) on area 7.256 acres in sector 26, Rewari.

Reg. No.: HRERA-PKL-RWR-9-2018 dated 28.05.2018 valid up to till August 2022.

1. A letter was received on 03.04.2025 from the promoter in furtherance of orders of the Authority dated 28.08.2024 wherein the promoter stated that the Ld. Authority vide item no. 263.19 held that the commercial area of 0.29 acres out of the total licensed land of 7.256 acre is required to be registered under section 3 of RERA, Act 2016 and thereby rejected the representation and affidavit dated 26.06.2024 filed by the promoter.
2. The promoter submitted that the residential project "Rewari Greens" was registered vide HRERA-PKL-RWR-9-2018 and CC for the same has already been received on 19.06.2020. In accordance with the resolution dated 28.08.2024, the promoter shall apply for registration of the commercial phase "Rewari Greens Commercial" situated on an area of 0.29 acres of the licensed land separately after receiving the requisite approval from the competent Authority.
3. The promoter stated that they have applied for approval of zoning plan of the commercial site on 30.08.2024 which is still pending before the Competent Authority.
4. Orders of the Authority dated 28.08.2025 were as follows:



1. A letter was received on 20.10.2023 from the promoter submitting that completion of the said project was informed to the Authority vide email dated 16.09.2020 and 10.10.2023. The promoter has attached copies of the said emails and also orders of the Authority dated 26.10.2020 wherein the Authority noted about the completion of the said project.
2. The promoter was issued Completion Certificate by DTCP on 19.06.2020. The promoter has uploaded QPR till 30.06.2020.
3. On 30.10.2023, the Authority decided that promoter should submit approved standard design of commercial area and Environment Clearance Certificate.
4. The promoter vide reply dated 03.01.2024 has submitted that;
 - i. Out of total licensed area of 7.25 acres, the commercial area is 0.29 acres and the promoter shall be utilizing the said area for their use and does not intent to market, book, sell, offer for sale or invite persons to purchase the commercial in any manner. They have not applied for zoning plan for the same, as and when they will intend to proceed with the said area, they will obtain all the requisite permissions/sanctions from the Govt. Authorities including the standard designs of commercial area (enclosed an affidavit to this effect).
 - ii. As the net area of for development is less than 20,000 sq. mtrs. environment clearance is not applicable (enclosed copy of MOE notification dated 14.09.2006).
5. On 10.01.2024, Authority observed that commercial area of 0.29 acres is a part of total licensed area of 7.256 acres. It is a commercial facility for the residents of the colony and cannot be utilized by the promoters for their own use. Hence, requires to be registered. On 10.04.2024 and 05.06.2024, since no reply was received, the matter was adjourned to 28.08.2024.
6. The promoter vide reply dated 26.06.2024 states the following:
 - a. The promoter has no intention to establish any personal office for any other personal use. They will develop the commercial shops/offices etc. and will lease out the same for daily diversified needs of the residents/allottees of the colony. The promoter does not have any intention to market, sale, book, offer to sale or invite persons to purchase commercial area in any manner, (enclosed an affidavit stating the same). Therefore, the same does not fall within the purview of section-3 of the Act and accordingly the registration is not required.
 - b. The promoter referred to a project of promoter 'M/s Lifestyle Buildcon Private Limited (F1/106/PR/CHD/RERA) wherein Chandigarh RERA held that since the promoter has not sold, advertised, offered for sale the project before registration of



the area, therefore, the promoter is not in contravention of section 3 of the Act of 2016. (Copy of order not enclosed)

c. The promoter requests for exemption from the registration of the commercial area and not to pass any adverse order due to technical issue while joining virtual meeting on 05.06.2024.

7. After considering the reply of promoter, Authority rejected the contention of promoter that commercial area does not require registration. Commercial area is a facility of residents of colony and is an integral part of licensed area of 7.25 acres, hence, requires registration.

5. Authority reiterates its orders passed in the meeting held on 28.08.2024 vide item no. 263.19 and directs the promoter to approach the Authority as when building plans of commercial area are approved by DTCP, Haryana.

6. 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 (Monika)

