



**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 24.01.2024.**

**Item No. 239.08**

**Continuation of registration of project for third year.**

**Promoter: M/s BM Gupta Developers Pvt. Ltd.**

**Project: "BMG Antriksh Towers" Affordable Group Housing Colony on land measuring 5.975 acres situated in Sector 26-27, Rewari.**

**Reg. No: 89 of 2017 dated 23.08.2017 valid upto 26.09.2020, first extension and general extension granted upto 25.06.2022, second extension granted upto 25.06.2023.**

**Present: Sh. Manoj Kapoor on behalf of Promoters.**

1. The promoter has applied for continuation of registration of project for third year under Section 7 of Real Estate (Regulation and Development) Act, 2016, of registration of their project "BMG Antriksh Towers" Affordable Group Housing Colony on land measuring 5.975 acres situated in Sector 26-27, Rewari registered vide Registration No. 89 of 2017 dated 23.08.2017 valid upto 26.09.2020, first extension and general extension granted upto 25.06.2022, second extension granted upto 25.06.2023.
2. The promoter has applied on prescribed proforma Rep-V Form. The applicant promoter has submitted ₹2,97,053/- as extension fee, which is in order.
3. License No. 73 of 2014 dated 01.08.2014 has been granted by DTCP on land measuring 5.975 acres which is renewed upto 26.09.2024.
4. The promoter has submitted the following:



- i. Occupation Certificate (for residential tower T1 to T4) vide BR-VII memo no. ZP-1034/PA (DK)/2022/31254 dated 14.10.2022. Occupation Certificate for the Commercial C1 (Ground Floor) and C2 vide BR-VII memo. No. ZP-1034-II/JD (RD)/2023/31512 dated 21.09.2023.
  - ii. Revised building plans approval of C1 and C2 vide memo no. ZP-1034 Vol-II/JD (NK)/2023/12868 dated 04.05.2023 on account of commercial FAR increase from 4% to 8%.
  - iii. Copy of revised building plans; approved service plan estimates, Environment Clearance dated 27.09.2016, Electrification plan and Zoning plan.
5. Explanatory note: Overall delay of approximately three months from the 2<sup>nd</sup> extended period, i.e., from 25.06.2023 till 21<sup>st</sup> September 2023, i.e., grant of part OC of commercial C1(GF) and C2 registered under the registration certificate no. 89 of 2017 is primarily on account of processing of final permission after advertisement of provisionally approved revised Building plans of Commercial C1 & C2 and grant of Part OC certificate of commercial C1(Ground Floor) and C2.
6. The promoter has submitted quarterly progress reports till 31.03.2023.
7. The promoter has not submitted CA Certificate, Engineer Certificate and Architect Certificate. Photographs showing the present position at site have not been submitted.
8. The promoter has applied for continuation of registration of project for third year in response to the order of the Authority dated 30.10.2023. The orders of the Authority dated 30.10.2023 were as follows:
- 6.The Authority observes that the promoter has submitted a copy of the approval letter relating to revised building plans of Commercial-1 & 2 however, building plans have not been enclosed.*
- 7.The Authority decides that the promoter should first submit an approved copy of the revised building plans and then request of the promoter will be considered. Further, the promoter received OC for two commercial pockets on 21.09.2023 however their registration was valid upto 25.06.2022, therefore, the promoter should apply for third extension.*
9. The matter was last placed before the Authority on 11.12.2023, orders of the Authority as follows: *Authority observes that promoter has not fully complied with the orders of the Authority dated 30.10.2023. Further, building plans were got revised. Promoter should*



intimate whether consent of 2/3<sup>rd</sup> allottees was obtained or not? If obtained, copies be submitted.

10 After consideration, Authority decided that Promoter should submit a set of Revised Building Plans. Consent of 2/3<sup>rd</sup> allottees had already be submitted. After that extension case will be considered.

11. Adjourned to 13.03.2024.



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.

12/2/24.  
CA Monika