



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 14.01.2026.

Item No. 310.24

Regarding compliance of special condition imposed.

Promoter: ORS Infrastructure Pvt. Ltd.

Project: "Royal Residency", a Group Housing Colony on land measuring 3.4568 acres (FSI of 5.0 acres) forming a part of total licensed area measuring 48.038 acres situated in Sector 89, Faridabad, Haryana.

Reg. No.: HREA-PKL-FBD-646-2024 dated 23.12.2024 valid upto 31.12.2026.

Temp ID: RERA-PKL-1562-2024.

Present: Sh. Jyoti Sidhana (Authorized Representative) & Sh. Parveen Khurana (Director) appeared on behalf of the promoter.

1. The promoter vide letter dated 21.01.2025 submitted the details of 100% and 70% accounts. The details of bank account as per REP-I Part-D and new account details are as under:

Type of account	RERA Account as per REP –I Part –D	New Account details
100% account	-	50200105632573, HDFC Bank, SCF No. 222, Sector-9, Faridabad
70% account	02792320001024, HDFC Bank, Ashoka Enclave, Sector-16 Faridabad	99999999921999, HDFC Bank, SCF No. 222, Sector- 9 Faridabad

2. Corrigendum regarding change in bank account has been uploaded on the web portal of the Authority.



3. Vide reply dated 21.04.2025, the promoter has submitted newspaper clippings of public notice in two newspapers measuring 3x3 (inches) notifying the two new account numbers as mentioned under intimation to the Authority along with details of 30% account.
4. On 23.04.2025, Authority observed the promoter should submit an affidavit that he has not sold any flat as on date in compliance of special condition (vi) imposed in the registration certificate.
5. Vide letter dated 19.05.2025, the promoter has submitted an application addressed to DTCP as a response to notice against license no. 34-36 of 2007 dated 23.01.2007 and vide reply 21.07.2025, the promoter has submitted the affidavit stating that "*the promoter has not sold any unit/apartment in the said project till the submission of the details of the designated RERA bank account (where 70% of the amounts received from the allottees shall be deposited)*".
- Regarding condition no. 1, that they have applied for revalidation of building plans and paid the applicable revalidation fee on 09.01.2025, however the same is delayed due to pending renewal of license and request the Authority to issue appropriate directions to the licensee to fulfill their obligations related to license renewal.
- Regarding condition no. 4, that requisite consent letters have been sent to the existing allottees confirming that they shall be eligible for 5.064 acres of proportionate undivided share in the land. (However, consent letters are not enclosed. The promoter should also state total no. of allottees).
- Regarding condition no. 7, the service plans estimates will be submitted immediately on receipt from DTCP.
6. On 30.07.2025, the Authority directed the promoter to submit a copy of approved building plans and 2/3rd consent of allottees within 30 days of uploading of the order dated 30.07.2025.
7. On 08.10.2025, Mr. Jyoti Sidana and Mr. Parveen Kumar appeared on behalf of the promoter and submitted that total 125 units have been sold, but the 2/3rd consent of the allottees have not been received. They also submitted that they have applied for the copy of approved building plans and as per the DTCP approval timeline rule 60 days has lapsed and till now they have not received any intimation from the DTCP office. Considering this the Authority directs the promoter that their architect should inform the Director, Town and Country Planning, Haryana about the deemed approval of building plans and the copy of the same should be submitted in the office before the next date of hearing.
8. The promoter vide reply dated 08.10.2025, 16.10.2025 & 29.10.2025, submitted that:



- i) In reply to condition No. 1, promoter submitted that they have applied for Revalidation of Building Plans and paid applicable revalidation fee on 09.01.2025 which is still pending due to non-renewal of License by the Licensee. That the Licensee of the entire Project is not cooperating which may delay the process of the Renewal of License. It is clarified that there is no change in Building Plans already approved by the Department and the building has been constructed (for about 60% construction) as per earlier approved building Plans.
 - ii) Further, promoter requested the Hon'ble RERA, Authority to allow us time to submit the revalidation Building Plans and allow us to start construction at site as the existing allottees eagerly waiting to get their units. We are facing hardships to handle the existing allottees/ Home buyer association for getting their consent form as they feel misbelief upon the Developer Company. The Renewal of License fee shall subsequently be paid by the various other developer for their allocated share / part of the Group Housing Colony. We have obtained this Project through the Change in Beneficial rights and have already paid Renewal fee for our area/land. Therefore, the construction for our part area of the Project may be allowed in light of the condition No. 1 mentioned in the Registration Certificate.
 - iii) In reply to condition No. 4, the requisite letters seeking consent from 2/3rd existing allottees have been sent to the existing allottees of this project for which we have received NOC from 30 out of 187 allottees (Total 328 Units in our Project), till the date. Further, the telephonic follow-up with the remaining existing allottees is going-on, at their end.
 - iv) That the service plan estimates for our part i.e. 3.4568 Acres (FAR 5 Acre) shall be submitted for approval upon receipt of Renewal of License.
 - v) Promoter vide letter dated 16.10.2025, has requested the office of DTCP to examine their validation of building plan application deemed to be approved as there is no change in Building Plans except some minor compoundable changes.
 - vi) Promoter vide letter dated 14.10.2025, addressed to the Director, Town and Country Planning, Haryana, has deposited the fee for revalidation @ ₹40/- per sqm. for revalidation of Building Plans.
9. Today Sh. Jyoti Sidhana (AR) and Sh. Parveen Khurana (Director) appeared and relied on the replies submitted on dated 08.10.2025, 16.10.2025 & 29.10.2025. After consideration, the Authority is pleased to take the said submissions on record. Furthermore, the Promoter is directed to ensure strict compliance with the special conditions stipulated at the time of the grant of the Registration Certificate (RC).
10. 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.

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