



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 11.02.2026.

Item No. 313.28

Request for release of amount lying in RERA 70% account pursuant to Part Completion granted for 142.5475 acres, Sector-11, MET City by DTCP.

Promoter: MODEL ECONOMIC TOWNSHIP LIMITED.

Project: MET CITY -SECTOR-11" over an area measuring 148.69 acres (after excluding undetermined area of 7.14 acres from the total licensed area of 155.83 acres) situated in the revenue estate of Village Nimana, Tehsil Badli, Distt. Jhajjar.

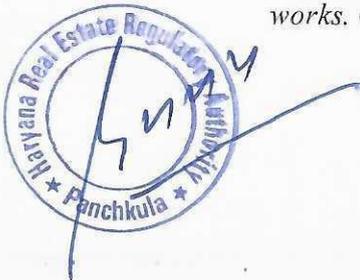
Reg. No.: HRERA-PKL-JJR-554-2024 dated 05.03.2024.

Temp ID: 1407 of 2024.

Present:- Sh. Sudhir Jain and Sh. Sanjay Jindal on behalf of the promoter.

1. Vide letters dated 08.01.2026 and 16.01.2026, the promoter has submitted the following:-

- a. *We were granted registration for the project admeasuring 148.69 acres namely MET City Sector-11, situated at Village Nimana, Jhajjar, under HRERA Registration No. HRERA-PKL-JJR-554-2024 dated 05.03.2024.*
- b. *The Director, Town and Country Planning, Haryana has granted Part Completion for the aforesaid project area measuring 142.5475 acres, excluding area of 6.1425 acres (MET City, Sector 11) vide Memo No. LC-4610-B/PA (MK)-2025/731, dated 07.01.2026 enclosed herewith as Annexure B.*
- c. *A copy of the approved layout highlighting the Part Completion granted area of 142.5475 acres is enclosed as Annexure C.*
- d. *We have submitted BG of ₹ 16.05 Crores for sector-11 for internal development works. Copies of three BGs submitted to DTCP are enclosed as Annexure D.*



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- e. The detail of BGs retained by DTCP on account of 5-year maintenance as well as balance work of STP are as under:

Sector-11 (155.8375 acres)						
Sector	Total BG (Crores)	20% BG retained for 5 years maintenance (Crores)	Balance BG (Crores)	BG for balance works (STP) (Crores)	BG returned by DTCP	BG eligible for return but with DTCP
BG submitted for Sector 11	16.05	3.21	12.84	6.94	-	5.90

- f. There is one commercial site of 1.01 acres shown in Annexure E. This Commercial site will be developed in future by METL itself or 3rd party and HRERA registration will be taken, as applicable, before sale to customers.
- g. Status of Public Utilities is as under:
1. Water works site is shown as B1 in Annexure E has been constructed and photograph is enclosed as Annexure F.
 2. In PU STP of 50 KLD constructed out of 1350 KLD at location shown as B2 in Annexure E. Future modules will be constructed as per requirement and population. The photograph is enclosed as Annexure G.
 3. One 33/11 KV ESS site is planned. However, we have developed requisite electrical distribution system for meeting the power requirement.
2. Also vide letter dated 16.01.2026, the promoter has submitted the following:-

Further to our earlier request letter dated 07th January 2026, we are submitting the following additional information:

- a. The overhead and under ground water works for this project area have been constructed and completed and photographs enclosed as Annexure A.
- b. While we have made electrical distribution network, the power supply is provided from adjacent sub-station to meet the power requirements of units. We have submitted total BG of ₹59.26 Crores to HVPNL for all un-completed works, which includes BG of ₹ 6.5 Cr for 33/11 KV sub-station for the present project.
- c. We have not taken completion for 6.14 acres PU area out of the 148.69 acres HRERA registered area as this area may be converted into industrial (4.14 acres) or commercial component (2.14 acres) when additional license is applied. After the addition of land, if applicable, we will apply to DTCP for change of layout and after the approval of revised layout, we will request this Hon'ble authority to consider corrigendum for change in area.
- d. This is also confirmed that though we have not obtained part-completion for 6.14 acres but have completed all the internal development works on such area.
- e. Sufficient PU area (PU 2, 3 and 4 amounting to 5.25 acres) has already been reserved for STP, water works, Storm water, ESS and Solid waste site in the layout.



f. We also wish to confirm that since the above PU area was not part of saleable area, we have neither created any third party rights nor got any collections. We undertake that we will not withdraw the BG eligible for return from DTCP amounting to 5.90 crores, as per details earlier submitted, vide our letter dated 8th January, 2026, for the part completion obtained area till the layout is revised and corrigendum taken for this 6.14 acres remaining HRERA registered area. In view of the above, we request the Hon'ble Authority to grant us completion of 142.5475 acres and in the interim allow release of surplus funds, presently ₹265 Cr., of Sector-11 lying in 70% RERA A/c.

3. On the last date of hearing, i.e. 28.01.2026, the Authority decided to defer the matter to 11.02.2026.

4. Today, the Authority after consideration directed the promoter to submit an affidavit stating the current status of the area for which part completion has not been taken along with the future proposal of the said area before the next date of hearing. Adjourned to 25.02.2026.

True copy



Secretary (Acting),
HRERA, Panchkula

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

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STP

12/02

CA-Heena

Heena
13/03/26

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