



**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 25.02.2026.

**Item No. 314.29**

Request for release of amount lying in RERA 70% account pursuant 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. Sanjay Jindal and Sh. Sudhir Jain 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 148.69acres namely MET City Sector-11, situated at Village Nimana, Jhajjar, under HRERA Registration No. HRERA-PKL-JJR-554-2024 dated 05.03.2024. A copy of the registration certificate is enclosed herewith as Annexure A.*
- 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.*
- e. *The detail of BGs retained by DTCP on account of 5-year maintenance as well as balance work of STP are as under:*



1/4

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 3<sup>rd</sup> party and HRERA registration will be taken, as applicable, before sale to customer.
- g. Status of Public Utilities is as under:
- Water works site is shown as B1 in Annexure E has been constructed and photograph is enclosed as Annexure F.
  - 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.
  - 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 07<sup>th</sup> January 2026, we are submitting the following additional information:

The overhead and under ground water works for this project area have been constructed and completed and photographs enclosed as Annexure A.

- 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. The details of BG submitted enclosed as Annexure B.
- 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.
- 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.
- 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. The demarcation showing these sites enclosed as Annexure C.



e. 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 8<sup>th</sup> 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 28.01.2026, the Authority decided to defer the matter to 11.02.2026.
4. On 11.02.2026, the Authority after consideration directed the promoter to submit an affidavit stating the current status of the area for which the part completion has not been taken along with the future proposal of the said area before the next date of hearing and the matter was adjourned to 25.02.2026.
5. Vide letter dated 19.02.2026, the promoter has requested for release of amount lying in RERA 70% account pursuant to Part Completion granted for 142.5475 acres, Sector 11, MET City by DTCP (HRERA Registration No. HRERA-PKL-JJR-554-2024 dated 05.03.2024). The promoter is requesting to consider their request and to grant approval for the release of remaining amount from the 70% HRERA account after retaining amount of 10 crores towards estimated cost of development works in 6.14 acres balance area. The Authorised signatory, Sh. Shankar Muka, do hereby solemnly affirm and declare as under:

- a. That the project for 148.69 acres was registered with the Hon'ble Authority, vide registration no. HRERA-PKL-JJR-554-2024 dated 05.03.2024.
- b. That the project area is part of 155.8375 acres of layout plan approved by DTCP vide license number 138 of 2023.
- c. That we received part completion for 142.5475 acres out of total HRERA registered project area of 148.69 acres but we have completed the development works on entire project area of 148.69 acres.
- d. That the balance area 6.14 acres PU area, (**refer Pocket A of 2.14 acres & B of 4 acres in Annexure X**) for which part completion has not been taken currently consists of PU area out of the 148.69 acres HRERA registered area and this area is proposed to be converted into industrial component of 4 acres and commercial component of 2.14 acres (**refer Pocket A of 2.14 acres & B of 4 acres in Annexure Y**) when additional adjacent lands are acquired and additional license is applied.
- e. That no third party rights have been created in this area of 6.14 acres PU area.
- f. That for making further changes in the layout, including as mentioned above, the same will be done as per DTCP policy Misc-862/2023/7/1/2023-2TCP/11689-91



- dated 24.04.2023 by giving public notice, intimation through registered post, taking 2/3<sup>rd</sup> consent as applicable and approving change in lay out by DTCP.
- g. That after taking two third consent as applicable and after approval of the revised layout by DTCP the Hon'ble Authority may issue corrigendum in this regard.
- h. That though the actual cost of the development works in the area of 6.14 acres, for **which part-completion has not been obtained**, comes to only around 4 crores, we request the Hon'ble Authority to hold 10 crores till we obtain part-completion for the balance area of 6.14 acres and grant us approval for the release of remaining amount from the 70% HRERA account

6. The Authority after consideration decided to grant approval for the release of the remaining amount from the 70% HRERA account (after retaining an amount of ₹10 cr.) towards estimated cost of development works in 6.14 acres balance area for which partial completion certificate has not yet been granted by the DTCP, Haryana. Disposed of.



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.

~~Secretary~~  
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STP

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Heena  
18/03/26

44