



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 24.04.2024.

Item No. 250.32

Continuation of registration of project under Section-7(3) of RERD Act, 2016

Promoter: M/s Meenal Housing Pvt. Ltd.

Project: Group Housing Colony on land measuring 1.24 acres situated in Surajkund, Faridabad.

Reg. No. HRERA-PKL-305-2017 dated 16.10.2017 valid upto 12.10.2019.

Present: Sh. Tarun Ranga, Advocate.

1. M/s Meenal Housing Pvt. Ltd. vide letter dated 15.02.2023 has applied for continuation of registration of their Group Housing Colony on land measuring 1.24 acres situated in Surajkund, Faridabad, Haryana registered vide registration no. 305 of 2017 dated 16.10.2017 valid upto 12.10.2019. First extension was granted by the Authority upto 11.10.2020. Second extension was granted upto 11.07.2022 (including COVID period). The promoter has sought extension upto 11.07.2023. Further, vide letter dated 25.10.2023 promoter has sought further extension from 11.07.2023 to 10.07.2024 and the promoter has paid the prescribed fees for continuation of registration for two more years.

2. The matter was last considered by the Authority in its meeting held on 24.01.2024 vide item no. 239.14 wherein following observations were conveyed:

“7. Authority observes that promoter has already been granted two extensions i.e. upto 11.07.2023. Promoter has not applied for third and fourth extension, however, it is not clear whether extension fee has been deposited or not? Promoter has not submitted copy of approved zoning plan & service plan estimates. After submission of information, extension case will be considered.”



3. Promoter vide reply dated 25.01.2024 has submitted the copy of demarcation cum zoning plan, however the same is not legible. Vide another letter dated 29.01.2024 submitted by the promoter in suo motu complaint no. 1877 of 2023 registered against the promoter, copy of demarcation cum zoning plan has been submitted. Further, with regard to approval of service plan estimates, it has been submitted that no such plans have been approved by the MCF since there is no clause in the allotment letter as well as sanction letter for approval of service estimates/plans for group housing plots allotted by MCF. It has been submitted that the site has been allotted on FSI basis which means all external development works such as Sewage treatment plant, electrification, storm water drainage etc will be laid by MCF which is still pending at their end. Further, MCF issued a letter in which they mentioned that no DTCP license is required and in MCF there is no provision for approval of service estimates as is done in case of a license granted by TCP department. All the services had been laid in accordance with Architectural services/drawings made by Architect.

4. It is pertinent to mention that audit of the project has been done and audit report has already been considered by the Authority in its meeting held on 30.10.2023.

5. The promoter has already submitted that the project is complete in all respects and the promoter is in a position to offer possession to the allottees but MCF has not granted them OC till date due to which they have to seek extension from this Authority.

6. The promoter has submitted online quarterly up to 31.12.2023.

7. After consideration, Authority decided to grant extension of one year under Section-7(3) of RERA Act, 2016.



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 (Ashima)