



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 24.04.2024.

Item No. 250.29

Continuation of registration of project for third year u/s-7(3) of RERD Act, 2016.

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: Mr. Manoj Kapoor along with representative of promoter.

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 the said project.
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 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.

5. The matter was last placed before the Authority on 11.12.2023, wherein Authority decided as under :-

“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 2/3rd allottees was obtained or not? If obtained, copies be submitted.”

6. On 24.01.2024, Authority decided that promoter should submit a set of revised building plans. Consent of 2/3rd allottees had already be submitted. After that extension case will be considered. On 13.03.2024, Authority decided that promoter should fully comply with the orders of Authority dated 30.10.2023 & 24.01.2024 before the next date of hearing. Adjourned to 24.04.2024.

7. The promoter vide letter dated 04.12.2023 had already submitted copy of revised building plans. Vide reply dated 12.03.2024 the promoter has submitted:

- i. Principal approval of revised building plans of Commercial – 1&2 dated 21.02.2023
- ii. Copy of advertisement published in The Tribune dated 25.02.2023, The Punjab Kesari dated 25.02.2023 and Dainik Tribune dated 25.02.2023
- iii. Copy of specimen letter sent 934 allottees through registered post along with copy of registered postal receipts
- iv. Copy of Affidavit dated 01.04.2023 which was submitted to DTP, Rewari
- v. Copy of report of DTP, Rewari forwarded to STP, Gurugram regarding advertisement and no objection received from the allottees
- vi. STP, Gurugram dated 13.04.2023 forwarded to DTCP, Haryana
- vii. Copy of Approval of revised building plans of commercial – 1&2.

8. Mr. Manoj Kapoor, AR stated that commercial CI has been completed but there is violation and approval of competent Authority is required on account of commercial FAR increase from 4% to 8%.

9. After consideration, Authority decided that promoter should submit environment clearance certificate due to increase in FAR as well as approval for increase of commercial FAR 4% to 8%.



10. Authority is also of the view that the discontinuation of RERA registration is not possible as there is no such provision in RERA Act, 2016.

11. Adjourned to 10.07.2024.



True copy

Executive Director,
HRERA, Panchkula

17/5/24.

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

LA (Monika)