



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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. 250.21**

**Application for conversion of plot into Villa.**

**Promoter:** Eldeco Infracon Realtors Limited.

**Project:** "Eldeco Amor" an Affordable Residential Plotted Colony (under DDJAY, 2016) over an area measuring 16.31 Acres situated in the revenue estate of Village Rathdhana, Sector-33, Sonipat.

**Reg. No.:** HRERA-PKL-SNP-527-2023 dated 19.12.2023 valid upto 10.09.2028.

**Temp ID:** 1359-2023

**Present:** Mr. Vaibhav Lalit, Advocate.

1. The Authority has registered the subject cited project on 19.12.2023.

Now, vide letter dated 10.04.2024, the authorized signatory for Eldeco Infracon Realtors Limited has informed that considering the market condition and demand, there is requirement of built-up villas instead of plots, they have requested to consider the conversion of following 18 Plots as 18 Villas and requested to edit the inventory of the Project.

2. The details of the plots to be edited are as under:

Plot No.	No. of Plots	Plot Type	Plot Area (Sq. yd) each	Villa No.	No. of Villas	Villa Type	Carpet Area of each Villa (sq. m.)
120, 121, 122 & 123	4	Type-D	113.291	97, 120-123	4	Type-D	110.26
59	1	Type-J	100.422	59	1	Type-J	94.93



93,94 & 95	3	Type-K	122.815	95 & 96	3	Type-K	122.26
157 to 160, 171 to 176	10	Type-L	113.428	176	10	Type-L	108.37
<b>TOTAL NO. OF VILLAS</b>					<b>18</b>		

3. The Promoter has submitted the following information/ details:
- No allotment/ third party right has been made/ created by the promoter on 18 plots.
  - The registration fees via Demand draft amounting to Rs. 79,459/- for conversion of Plot into Villa, which is in order.
  - Specifications were not updated in REP-1 (Part-H) since, at the time of registration of the project, the promoter has applied for 282 plots and now applying for conversion of plots into villas, now submitted.
  - The internal services work is in progress, they confirmed that the same shall be completed before the occupation certificate is obtained. The tentative status of the internal service is mentioned below:

Sr. No.	Internal services	Status of percentage
1.	Internal Road Work	To be started
2.	Sewer & Storm	To be started
3.	Water Supply	To be started
4.	Electrical	To be started
5.	Boundary Wall	100%

- v. The revised Estimated Cost of the Project cost after including the aforesaid 18 Villas is as follows:

Estimated cost of the project		18,426.70 (in lakhs)
	Cost of the land	6,400
	Estimated cost of construction of apartments	916
	Estimated cost of infrastructure and other structures	3,270.7
	Other Costs including EDC, Taxes, Levies etc.	7,840

- vi. The date of Completion of villas will be same as date of Completion of the Project i.e 10<sup>th</sup> September, 2028. In light of the above, the promoter requested to take the above details on record and consider their application to edit the inventory as mentioned above and also let them know if any other information is required.



4. Online QPRs of the project have been filed upto 31.03.2024. The project has incorporated a cost of Rs.916 lacs (in the project details) relating to the estimated cost of construction of apartments and has requested for revising the same.
5. After consideration, Authority decided that promoter should file fresh A to H proforma for 18 plots on which villas are to be constructed so that separate registration could be considered as the earlier registration granted by the Authority is for a plotted colony. It will be easy to bifurcate the cost of plots and villas.
6. Adjourned to 03.07.2024.



*17/5/24.*

True copy

*[Signature]*

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 (Shabham)*