



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 07.08.2024.

Item No. 261.12

Permission for undertaking construction of the Group Housing Project.

Promoter: M/s Arttech Affordable Housing LLP.

Project: "Maulshree Heights" a group housing colony on land measuring 7.33 acres situated in the revenue estate of Village Kheri Kalan, Sector 84, Faridabad.

Reg. No.: HRERA-PKL-FBD-391-2023 dated 16.01.2023 valid upto 31.10.2027.

Temp ID: 1050-2022.

Present: Mr. Manish Yadav, Director and Mr. Jyoti Sidana, Authorized Representative

1. The matter was last considered by the Authority in its meeting held on 15.05.2024 vide item no. 253.09 wherein following was observed:

"1. The Authority had registered this group housing colony on 16.01.2023. Now, vide letter dated 12.04.2024, the promoter has informed that they have been issued the License bearing No. 112 of 2021 dated 17.12.2021 for development of an Affordable Housing Project namely "MAULSHREE HEIGHTS", over the land admeasuring 7.33125 acres situated at Sector-84, Faridabad. As per the sanctioned building plan, they have to construct 14 Nos. of Towers in the said Project, consisting of total number of 1012 Units on all Floors.

2. That their team of construction experts have advised them to undertake construction in the said Project by using "Mivan Technology" which is a revolutionary construction technique technology that has gained immense popularity in recent times due to its efficiency, cost-effectiveness and sustainability. It involves



the use of aluminium formwork systems, which significantly reduces construction time, labour requirements and material wastage. These advantages make "Mivan technology" an ideal choice for any affordable housing project, as it aligns perfectly with the goal of providing quality housing solutions at affordable prices. Under the "Mivan Technology", the progress of the construction will go vertically instead of horizontally, meaning thereby that we have to erect a Tower from its Ground Floor to its Top Floor in one go. In other words, the construction will progress vertically by erecting one Tower after another, from its Ground Floor to Top Floor. The use of "Mivan Technology" will enable them to expedite the construction of the project, reduce labour costs and minimize wastage of material, besides ensuring the durability and longevity of structures of the project and shall remain safe and habitable for a long period of time. After introduction of the "Mivan Technology" the new construction linked payment plan will be read as "CLP on Floor Plate Basis" meaning thereby that 14 Towers X 2 Floors= 28 Roofs before introduction of "Mivan Technology" would be read as 14 Floors x 2 Towers = 28 Roofs after introduction of "Mivan Technology" so as to ensure that all the allottees are equally paying without any disparity against any of the allottees.

- 3. In view of the aforesaid special features, the promoter has decided to undertake construction of Project "MAULSHREE HEIGHTS", using "Mivan Technology" and raise demands upon the allottees under the modified Construction Linked Plan based on "CLP on Floor Plate Basis". They have requested to permit them to undertake construction of Project "MAULSHREE HEIGHTS" by using "Mivan Technology" and raise demands upon the allottees of the project on the basis of the progress of the construction of the Tower using "Mivan Technology", so as to ensure that the burden of payment under construction linked plan is distributed fairly among all the allottees of the project and encourage to complete the construction in a timely manner. They have assured to adhere to all the necessary guidelines, standards and regulations associated with "Mivan Technology", the new construction technique.*
- 4. The promoter has not attached the current payment plan under Construction Linked Plan as averred by them in the letter mentioned above.*
- 5. Today nobody was present. After consideration, Authority decided that promote be personally present to explain the term "Mivan Technology" on next date of hearing at the earliest as well as revised building plan.*
- 6. Adjourned to 07.08.2024."*



2. The promoter vide reply dated 30.05.2024 has submitted the current payment plan under Construction Linked Plan.
3. The promoter has submitted a revised construction linked payment plan which proposes to link payment by allottees linked with progress of the construction of the Tower on floor plate basis. The component construction of structure comprises of only 35-40% of the project works executed.
4. Mr. Manish Yadav, Director of company stated that whole project has been sold out. After consideration, Authority decided that request of promoter for revision of payment plan cannot be considered at this stage as BBAs have already be executed with allottees which cannot be re-written. Hence, Authority decided to reject the request of promoter.



True copy


30/8/24


Executive Director,
HRERA, Panchkula

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

LIT (Ashima)