



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 28.08.2024.

Item No. 263.19

Regarding email dated 01.10.2023 sent by the Authority regarding lapsed registration.

Promoter: KSL Developers Ltd.

Project: "Rewari Greens" an affordable residential plotted colony (under DDJAY-2016) on area 7.256 acres in sector 26, Rewari.

Reg. No.: HRERA-PKL-RWR-9-2018 dated 28.05.2018 valid uptill August 2022.

Present: Mr. Pankaj Chandola, Ld. Advocate through VC.

1. A letter was received on 20.10.2023 from the promoter submitting that completion of the said project was informed to the Authority vide email dated 16.09.2020 and 10.10.2023. The promoter has attached copies of the said emails and also orders of the Authority dated 26.10.2020 wherein the Authority noted about the completion of the said project.
2. The promoter was issued Completion Certificate by DTCP on 19.06.2020. The promoter has uploaded QPR till 30.06.2020.
3. On 30.10.2023, the Authority decided that promoter should submit approved standard design of commercial area and Environment Clearance Certificate.
4. The promoter vide reply dated 03.01.2024 has submitted that:-
 - i. Out of total licensed area of 7.25 acres, the commercial area is 0.29 acres and the promoter shall be utilizing the said area for their use and does not intent to market, book, sell, offer for sale or invite persons to purchase the commercial in any manner. They have not applied for zoning plan for the same, as and when they will intend to proceed with the said area, they will obtain all the requisite permissions/sanctions from the Govt. Authorities including the standard designs of commercial area (enclosed an affidavit to this effect).



ii. As the net area of for development is less than 20,000 sq. mtrs. environment clearance is not applicable (enclosed copy of MOE notification dated 14.09.2006).

5. On 10.01.2024, Authority observed that commercial area of 0.29 acres is a part of total licensed area of 7.256 acres. It is a commercial facility for the residents of the colony and cannot be utilized by the promoters for their own use. Hence, requires to be registered. On 10.04.2024 and 05.06.2024, since no reply was received, the matter was adjourned to 28.08.2024.
6. The promoter vide reply dated 26.06.2024 has stated the following:
- The promoter has no intention to establish any personal office for any other personal use. They will develop the commercial shops/offices etc. and will lease out the same for daily diversified needs of the residents/allottees of the colony. The promoter does not have any intention to market, sale, book, offer to sale or invite persons to purchase commercial area in any manner, (enclosed an affidavit stating the same). Therefore, the same does not fall within the purview of section-3 of the Act and accordingly the registration is not required.
 - The promoter referred to a project of promoter 'M/s Lifestyle Buildcon Private Limited (F1/106/PR/CHD/RERA) wherein Chandigarh RERA held that since the promoter has not sold, advertised, offered for sale the project before registration of the area, therefore, the promoter is not in contravention of section 3 of the Act of 2016.
 - The promoter requests for exemption from the registration of the commercial area and not to pass any adverse order due to technical issue while joining virtual meeting on 05.06.2024.
7. After considering the reply of promoter dated 26.06.2024, Authority rejected the contention of promoter that commercial area does not require registration. Commercial area is a facility of residents of colony and is an integral part of licensed area of 7.25 acre, hence, requires registration.



True copy

Executive Director,
HRERA, Panchkula

17/9/24

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

LA (Monika)