



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, hrerapkl-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 11.09.2024.

Item No. 265.29

Extension of registration of project u/s 6 of RERA Act, 2016.

Promoter: M/s. Emerald Home Developers Pvt. Ltd.

Project: A Group Housing Colony on land measuring 6.126 acres situated in Village Kheri Kalan and Palwali, Sector 88, Tehsil and District Faridabad, Haryana.

Reg. No.: 158 of 2017 dated 29.08.2017 valid upto 28.01.2023, COVID extension granted upto 28.10.2023.

Temp ID: 497-2019.

Present: Mr. Tarun Ranga, Ld. Advocate.

1. M/s. Emerald Home Developers Pvt. Ltd. had applied for extension of registration of the said project u/s 6, i.e., upto 28.10.2024.
2. The promoter has applied on prescribed proforma Rep-V Form. The applicant promoter has submitted ₹1,42,118/- as extension fee.
3. License No. 124 of 2008 dated 14.06.2008 has been granted by DTCP on land measuring 30.268 acres renewed upto 13.06.2025.
4. The promoter has submitted the following:
 - i. Architect certificate dated 02.05.2024 states that total progress on basement with respect to project is 96% and total progress on Towers and EWS is 99%.
 - ii. CA certificate dated 15.05.2024, based on the record produced before the CA, states that:



- | | |
|--|----------------|
| a. Money deposited in the escrow account including receipts | |
| from customers loans and promoters' contribution | 21269.44 lakhs |
| b. Money withdrawn from escrow account | 1259.61 Lakhs |
| c. Amount of fund invested on the construction work | 21259.61 Lakhs |
| d. Cumulative cost incurred on construction of project upto 31.03.2024 | 16996.88 Lakhs |
| e. Estimated cost of the project | 14727.54 Lakhs |
| f. The percentage of remaining work in terms of cost | 1.00 |
| g. Estimated balance cost to be incurred for completion of the project | 171.70 Lakhs |
- iii. Resolution plan states that they have received OC for Tower A, B, C, E, F and commercial space on 11.12.2020 (having FAR of 27851.97 sq.mtrs) and applied for OC for Tower D and club house on 04.10.2023 in which final report has been submitted by Chief Engineer to DTCP, Panchkula. As directed by DTCP they are installing Solid Waste Management Plant which may take approximately 2 months in grant of OC.
- iv. Copy of Environment clearance certificate for 1777 dwelling units with total built up area 287497 sq mtrs.
- v. Copy of approval letter of Service Plan/Estimates approved vide Memo no. LC-920-JE (SK)-2020/21729 dated 11.12.2020.
- vi. Copy of OC for Tower A, B, C, E, F and commercial space on 11.12.2020 and copy of application for OC for Tower D and club house on 04.10.2023.
5. As per letter dated 19.03.2024 sent by Senior Town Planner to DTCP, the total constructed area is 18490.496 sq.mtr., i.e., 16769.253 sq.mtr. FAR area and 1721.243 sq.mtr non FAR area. Area measuring 2119.98 sq.mtr. constructed without revision of building plan. The promoter has constructed 1247.208 sq.mtr. excess FAR beyond permissible limit, which is within compoundable limit (3%).
6. The matter was considered by the Authority on 03.07.2024 wherein following was observed:
- “8. After consideration, Authority decided that promoter should submit Engineer certificate and copy of service plan estimates. Project section may also check fee for excess FAR beyond permissible limits.
9. Adjourned to 11.09.2024.”



7. The promoter vide reply dated 10.07.2024 has submitted the copy of service plan estimates of the project and vide reply dated 01.08.2024 has submitted the engineer certificate dated 22.07.2024 which states that the progress of the construction and finishing work is approximately 99% of the total work.
8. Further, the extension fee is deficit by ₹4,796/-.
9. The promoter has submitted quarterly progress reports till 30.06.2024.
10. Authority observes that License No. 124 of 2008 was granted for 30.268 acres whereas registration applied was for 6.126 acres which is a part of above license. Hence, Authority decided that promoter should intimate the status of remaining areas. Promoter should deposit deficit fee of Rs.4,796/- and late fee, if any, be communicated to promoter.
11. Adjourned to 27.11.2024.



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)