



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

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-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. 265.12**

**Application for conversion of plot into Villa of project "Eldeco Amor".**

**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.**

1. The Authorized Signatory for Eldeco Infracon Realtors Limited vide letter dated 10.04.2024 had informed that considering the market condition and demand, there is requirement of built-up villas instead of plots. Thus, they had 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 had submitted the following information/ details:
- No allotment/ third party rights have been made/ created by the promoter on the said 18 plots.
  - The registration fees deposited via demand draft amounting to Rs. 79,459/- for conversion of Plot into Villa.
  - 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.
  - 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%

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

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

- 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.
  - Online QPRs of the project have been filed upto 31.03.2024.
4. The above matter was heard by the Authority in its meeting held on 24.04.2024 vide item no. 250.21 and 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.

5. As no reply has been submitted by promoter, Authority on 03.07.2024 has decided to adjourn the matter to 11.09.2024. Reply has still not been received from the promoter.

6. After consideration, Authority gave last opportunity to promoter to comply with the directions of Authority dated 24.04.2024 otherwise the application of promoter will be returned.

7. Adjourned to 27.11.2024.



*all over*  
*11/10/24*

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.

*EA (shubham)*