



Complaint no.1111,1112,1113,1114,1115,
1117 of 2018 and 78 of 2019

HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

**COMPLAINT NO. 1111,1112,1113,1114,1115,1117 of 2018
and 78 of 2019**

HRERA, Panchkula

...COMPLAINANTS(S)

VERSUS

Ansal Properties and Infrastructure

...RESPONDENT(S)

**CORAM: Rajan Gupta
Dilbag Singh Sihag**

**Chairman
Member**

Date of Hearing: 14.05.2019

Hearing: 5th

**Present: Mudit Gupta, Ld. Counsel alongwith Jyoti Sidana present on
behalf of Respondent**

ORDER: (Rajan Gupta- Chairman)

1. This matter was earlier heard on 3.4.2019 when detailed observations were made by the Authority. It was noted that for the area measuring 205.42 acres, an application for grant of completion certificate was filed in the Town & Country Planning Department on 25.04.2014, and for the area measuring 108.57 acres, the application for grant of part completion certificate was filed on 28.12.2007. It was stated by the Promoters that the colony is complete in all respect and the allottees are residing there.

2. The Authority had decided to summon relevant record from the office of Town & Country Planning Department to determine the reasons for not granting part completion certificate for so many years.

3. On next date of hearing, District Town Planner (HQ) had appeared before this Authority. She has confirmed that the applications for grant of part completion certificate as well as for renewal of licences are pending in the Department. Further, the licences have not been renewed, nor completion certificates granted, because of pending disputes with regard to payment of EDC. District Town Planner (HQ) had confirmed that as per letter dated 29.9.2014



received from the Chief Engineer-I of the HUDA, Panchkula all the services of the colony are functional.

4. A representation has been made before the Authority by the representatives of the company stating that the application for grant of part completion certificate had been filed several years before coming into force of the RERA Act. Their application has not been rejected by the Department. The report of the Chief Engineer-I of the HUDA, Panchkula confirms that all the services are complete, laid down and functional. Now, in accordance with the provisions of Haryana Building Code, and the HRERA Rules notified by the State Government, this colony need not to be registered with HRERA, Panchkula. Accordingly, the representatives of the company requested for discharging this notice.

5. Upon detailed consideration of the matter, the Authority observes that application for grant of competition certificate was filed in the year 2007 and 2014. The report of the Chief Engineer-I of the HUDA, Panchkula confirms that the services have been laid down properly. The Department has neither rejected nor refused the grant of completion certificate on both the applications. Accordingly, this project ^{is} has not ~~been~~ registerable with the Authority. However, the Authority retains its right to reopen the matter in case any statement or fact is



found to be incorrect at a later stage. Further allottees of the project will continue to enjoy the protection of the Act.

7. In view of the above, this notice is discharged. The file be consigned to the record room.



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RAJAN GUPTA
[CHAIRMAN]



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DILBAG SINGH SIHAG
[MEMBER]

