



**HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA**  
Website: www.haryanarera.gov.in

**COMPLAINT NO. 621 of 2018**

HRERA, Panchkula

....COMPLAINANT(S)

VERSUS

HSIIDC

....RESPONDENT(S)

**CORAM: Rajan Gupta  
Anil Kumar Panwar  
Dilbag Singh Sihag**

**Chairman  
Member  
Member**

**Date of Hearing: 18.07.2019**

**Hearing: 9<sup>th</sup>**

**Present: - None Present**

**ORDER (Rajan Gupta - Chairman)**

1. A showcause notice dated 01.10.2018/03.10.2018 under Section-59 of the Real Estate (Regulation and Development) Act, 2016 was issued to the Managing Director, Haryana State Industrial and Infrastructure Development Corporation Sector-6, Panchkula for publishing an advertisement in various Newspapers and displaying the same on its website for sale of Industrial plots in its various Industrial Estates located in Haryana and without getting the same registered under Section-3 of the RERA Act'2016. A reply in this regard

was sought within three weeks on the next date of hearing i.e. 13.11.2018 and the promoter was directed to appear either personally and through their representative

2. This matter has been reconsidered by the Authority. It observes that this notice under Section 59 was issued to the HSIIDC on the basis of 3 advertisement for sale industrial plots. Each of these advertisements are discussed as follows:

(i) First advertisement is of January,2019 vide which 87 vacant plots were offered for sale in the Mega Food Park, Barhi, District Sonipat.

This Food Park was established by the HSIIDC many years ago, probably somewhere in 1990s.

(ii) The second advertisement of February,2019 in which vacant industrial plots were offered in Industrial Estate, Barhi, Panipat Textile Park, Panipat/IMT Faridabad and IMT Bawal. These industrial estates and parks were also developed by HSIIDC in 1980s.

(iii) The third advertisement of February,2019 in which 18 industrial plots were offered for sale in Industrial Estate, Panipat, was initially developed by the HSVP, which later-on was transferred to the HSIIDC. This industrial estate was also developed many decades ago.

3. The Authority observes that the State Government has conferred the powers upon Director, Town & Country Planning Department, in respect of the Industrial Estates developed by HSIIDC, upon the IMT/HSIIDC. Above-



mentioned industrial estate were developed many decades ago. They are fully developed and completed estates, therefore, prima-facie registration under Section 3 of the RERA Act, of such industrial estates is not needed for selling remaining vacant plots. HSIIDC sells plots as per their commercial convenience. These industrial estates in all probably have also been granted completion certificates.

4. In the light of above, this Authority may not have jurisdiction to deal with the industrial estates of the type mentioned above.

CTP, however, may investigate this aspect at his own level; In case HSIIDC is found to be floating a new industrial colony without obtaining registration with RERA, a specific notice in respect of the specific estate may be issued with the prior approval of the Authority.


5. In the light of the above, this notice is discharged and the matter is disposed of.



RAJAN GUPTA  
[CHAIRMAN]



ANIL KUMAR PANWAR  
[MEMBER]



DILBAG SINGH SIHAG  
[MEMBER]