



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. (Suo-Motu) 926 of 2022

HRERA, Panchkula

...COMPLAINANT

VERSUS

H L Residency Pvt. Ltd.

....RESPONDENT

CORAM:

Parneet S Sachdev

Chairman

Nadim Akhtar

Member

Dr. Geeta Rathee Singh

Member

Chander Shekhar

Member

Date of Hearing: 18.12.2023

Hearing: 4th

Present: -Sh. Vijender Jindal on behalf of respondents.

ORDER (Parneet S Sachdev-Chairman)

Present suo-motu complaint was registered against the respondent promoter for neither completing the project within the timelines declared u/s 4(2)(1)(c) at the time of seeking registration nor applying for extension of registered project namely "HL City" a Residential Plotted Colony on land measuring 36.0975 acres in Sector -37, Bahadurgarh, Jhajjar registered vide Registration No. 77 of 2017 dated 23.08.2017 valid upto 22.08.2019.

A show cause notice dated 20.05.2022 was issued to the respondent promoter directing to furnish information relating to the status of the project on the date of expiry of registration.


2. When this matter was last heard on 07.08.2023, Authority had directed the respondent to file a detailed reply alongwith a table showing bifurcation of complete area measuring 36.0975 Acres.

3. Today, Sh. Vijender Jindal apprised the Authority that vide reply dated 09.11.2023 they have submitted the bifurcation of total area of the project and requested to drop the proceedings initiated against them. The same is reproduced as under:-

Particulars	Area in Acres	Remarks
Total Registered Area	36.0975	RERA Registration No. 77 of 2017 Dt 23.08.2017
Less Area migrated to License No. 90 of 2017	00.71	Rera Registration No. 32 of 2017
Total Area as per License No. 102 and sanctioned plan	35.3875	Renewal Letter of License No 102 of 2012 dated 17.05.2022
Less area under UD License No. 143 of 2014	0.48	Already approved UD Area
Balance area of License No 102 which is renewed	34.910	
Less Area sold and to be completed by client	0.313 0.250	Nursing home site sold (Sale deed no. 3455 dated 23.10.2020) Primary School site sold (sale deed no. 4323 dated 02.09.2022)
Balance area	34.3445	
Less OC already obtained for commercial	1.8878	OC obtained on 28.01.2020 (Requested to consider 8 months period as zero period due to covid 19)

Less Part OC Obtained	31.80579	Part completion certificate obtained on 01.03.2018
Less UD Area	00.94971	UD approved in revised layout plan
Balance	Nil	

4. In view of the above, the notice issued by the Authority is hereby discharged and this Suo-motu complaint stands **disposed of**. File be consigned to record room after uploading the orders.




 Chander Shekhar
 Member



 Dr. Geeta Rathee Singh
 Member



 Nadim Akhtar
 Member



 Parneet S Sachdev
 Chairman