HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 1877 (Suo-Motu) OF 2023

HRERA, Panchkula ....COMPLAINANT

VERSUS

Meenal Housing Pvt Ltd ....RESPONDENT

CORAM:	**Parneet S Sachdev**	**Chairman**
	Nadim Akhtar	**Member**
	Dr. Geeta Rathee Singh	**Member**
	Chander Shekhar	**Member**

Date of Hearing: 24.01.2024

Hearing: 2nd

Present: - Adv. Tarun Ranga, counsel for the respondent

ORDER (PARNEET S SACHDEV - CHAIRMAN)

This suo-motu complaint relates to a Group Housing Project namely; "Semeion" measuring 1.24 acres situated in the revenue estate of village Sarai Khawaja, Sector-41, Faridabad registered vide Registration No. 305 of 2017 dated 16.10.2017 which was valid upto 12.10.2019. The first extension valid up to 11.10.2020 and second extension was valid up to 11.07.2022.

Notice under Section 35 of the Act was issued to the respondent promoter for non-submission of following information/documents in the said project:-

i) Not uploading quarterly progress reports of above-mentioned project regularly, the quarterly progress reports have only been submitted up to 31.12.2022.

ii) Approved copies of Demarcation Plan, Zoning Plan and Service Plan/Estimates have not been submitted.

iii) NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt of India before execution of development works at site have not been submitted.

2. The matter was last heard on 09.10.2023 wherein the respondent was directed to submit the above said information/documents before the next date of hearing failing which show cause as to why penalty upto 5% of the estimated cost of the project be not imposed upon him under Section 60 read with Section 61 read with Section 63 of the RERD Act, for contravention of the provisions of the Act and not complying with the orders of the Authority.

3. The respondent vide reply dated 18.01.2024 has submitted the copy of the approved layout cum demarcation plan and NOC relating to environment. It has been submitted by the respondent that since this project site was auctioned by MCF in the year 2013 and all the external services were to be provided by MCF itself, therefore, no

separate service plans/estimates have been approved by MCF. However, copy of approved zoning plan has not been submitted by the respondent.

4. Learned counsel for the respondent sought time to submit the copy of approved zoning plan and stated that separate service plans/estimates are not required for the project.

5. Accepting his request, last opportunity is granted to the respondent to submit the above information failing which Authority will be constrained to impose penalty under Section 60 and 61 read with Section 63 of RERA Act, 2016.

6. Adjourned to **01.05.2024.**

Chander Shekhar	Dr. Geeta Rathee Singh	Nadim Akhtar	Parneet S Sachdev
Member	Member	Member	Chairman