



# 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

<b>CORAM:</b>	<b>Parneet S Sachdev</b>	<b>Chairman</b>
	<b>Nadim Akhtar</b>	<b>Member</b>
	<b>Dr. Geeta Rathee Singh</b>	<b>Member</b>
	<b>Chander Shekhar</b>	<b>Member</b>

**Date of Hearing:** 01.05.2024

**Hearing:** 3<sup>rd</sup>

**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. First extension was valid up to 11.10.2020 and second extension 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 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 and 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.



4. Subsequently, the respondent vide reply dated 29.01.2024 has also submitted the copy of approved demarcation cum zoning plan. It has been submitted that the site has been allotted on FSI basis which means all external development works will be laid by MCF which are still pending at their end. In MCF, there is no provision for approval of service estimates and all the services are laid in accordance with the architectural drawings. The promoter has however filed the QPRs upto 31.03.2024.
5. Since the respondent has furnished all the information as sought in the notice, the notice issued to the respondent is hereby discharged.
6. **Disposed of.** File be consigned to record room after uploading of the order on the website of the Authority.

  
.....  
Chander Shekhar  
Member

  
.....  
Dr. Geeta Rathee Singh  
Member

  
.....  
Nadim Akhtar  
Member

  
.....  
Parneet S Sachdev  
Chairman