HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 2136 of 2023

HRERA, Panchkula ...COMPLAINANT

VERSUS

RAS Development Pvt. Ltd. ....RESPONDENT

CORAM:	**Nadim Akhtar**	**Member**
	Dr. Geeta Rathee Singh	**Member**
	Chander Shekhar	**Member**

Date of Hearing: 11.09.2024
Hearing: 4th
Present: Adv. Tarun Ranga on behalf of the respondent.

ORDER [Nadim Akhtar- Member]

This Suo-motu complaint dated 21.09.2023 was registered against the respondent/promoter for monitoring the progress of an Affordable Group Housing Colony being developed over land measuring 7.006 acres situated at Karnal and registered vide Registration No. HRERA-PKL-283-2017 dated 10.10.2017 valid upto 25.07.2022.

2. The Authority subsequently granted extension upto 25.04.2024. During this extended period, the Authority decided to monitor the progress of the project on a quarterly basis as percentage of remaining work was 40% by registering a Suo motu complaint.

3. On 21.11.2023, Adv. Tarun Ranga appeared on behalf of the respondent/promoter and requested for some time to file reply. He also requested for a copy of show cause notice dated 21.09.2023.

4. Vide reply dated 15.02.2024, the respondent has stated that:

i. They have 40% pending balance construction work of the colony and after expiration of 1st extension, they were unable to restart the construction work in full swing due to instructions of the Haryana State Pollution Control Board,

ii. From 11.12.2022 to 15.12.2023 all construction related activity at the site were stopped due to noncompliance of directions of the commission of Air quality Management,

ii. They obtained consent to establish on 15.12.2023,

iii. Grant extension of one year beyond the current validity of April 2024.

5. On 21.02.2024, Authority directed the promoter to file an application for continuation of registration of project. Further, promoter was directed to submit a resolution plan stating how much time will be required for taking departmental approvals and completing the project.

6. On the last date of hearing, i.e., 03.07.2024, learned counsel Sh. Tarun Ranga appeared and informed that the promoter has applied for extension of registration of the said project vide letter dated 02.04.2024 which is under consideration in the Agenda.

7. Today, learned counsel Sh. Tarun Ranga informed that reply has been submitted in the Agenda Proceedings. The Authority directs the Promoter to submit seperate reply to the show-cause notice one week prior to the next date of hearing.

8. Adjourned to **18.12.2024**

Chander Shekhar	**Dr. Geeta Rathee Singh**	**Nadim Akhtar**
Member	**Member**	**Member**