



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT NO. 89 OF 2019

Piyush Heights Residents Tower J & KCOMPLAINANT(S)

Welfare Association

VERSUS

PiyushBuildwell India Ltd.

....RESPONDENT(S)

CORAM: Anil Kumar Panwar
Dilbag Singh Sihag

Member
Member

Date of Hearing: 24.07.2020

Hearing: 11th

Present: - Mr. M.C Jain, President of Piyush Heights Tower J&K Welfare Association

None for respondent.

ORDER (DILBAG SINGH SIHAG-MEMBER)

1. Dr. M.C. Jain, President- Piyush Heights Residents Tower J & K Welfare Association vide email dated 24.06.2020 has sent a letter stating the difficulties are being faced by J & K Tower Association in completing the project. The letter dated 24.06.2020 stated various hurdles created by current

RWA in progress of Tower J & K. In reference to the said letter, Authority in its meeting held on 26.06.2020 decided to serve notice to the RWA giving an opportunity to appear before the Authority on the next date of hearing i.e 24.07.2020 and explain as to why the president, executives of Piyush Heights Residents Welfare Association of Tower J & K has been obstructed in the construction work of Towers J & K. However, the notice could not be delivered as per the report on record, stating the reason that either address is incomplete or wrong. So, Authority has decided to direct the complainant to take dasti process for service to the RWA.

2. Further, Mr. M.C Jain, President of complainant-association has also apprised the Authority about the progress at the project site and difficulties being faced by the complainant association on account of non-cooperation of RWA in completion of the project, which are mentioned below:-

i. RWA is not permitting the association to connect Tower J & K to 3 phase power connection without which, the lifts could not be installed and operationalized in said towers.

ii. Authority in its order dated 12.03.2020 issued direction to SDO, DHBVN and Superintendent Engineer to assess the load required for providing electricity to Towers J&K and accordingly release the load subject to fulfilment of the condition as per policy of DHBVNL. As per the progress report submitted by the association, which has been taken on record, SDO, DHBVN,

Faridabad issued a letter to the association stating that the already sanctioned load of Piyush Heights i.e. 1900KW is sufficient to accommodate the power requirement of Towers J & K and in case load demand increases then association may apply to DHBVN for load enhancement. Further President of Association Mr. M.C. Jain verbally stated Towers J & K, per arrangement made by the promoter, is to receive connection from LT-1 Panel, but the RWA is creating hurdle to connect the load of these Towers with the said Panel. Therefore, on request of complainant association, Authority issued directions to SDO, DHBVN and SE to get power connected for J & K Towers but till date no power connection has been given to Tower J & K. The concerned SDO was contacted by the complainant association but no steps were taken by him to facilitate connection of Towers J & K with the supply line.

iii. There are total 16 towers and at present 14 towers are connected with STP. The allegation made is that RWA is not allowing the complainant Association to connect Towers J & K with STP. So, arises a need for issuing directions to Piyush RWA for allowing connection to Tower J & K with common external services i.e. Power, STP, Sewerage of J & K Tower.

iv. Authority in its order dated 22.01.2020 directed the respondent to provide the list of allottees of Tower J & K along with address and contact number, but the order has not been complied with by the respondent yet.

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2. Taking notice of above grievances of the complainant association, the Authority gives following directions-

- a) Respondent shall furnish particulars of all the allottees to the Authority with a copy to the complainant association.
- b) Complainant Association is directed to take dasti process for service to the Piyush RWA. RWA is directed to specify the reason of obstructing the complainant association from connecting Towers J & K with common external services like Power, STP, Sewerage, on the next date of hearing. In case the President or any representative of Piyush RWA fails to appear on next date of hearing then they will have to incur heavy penalty. RWA is further directed not to create any obstruction in completing construction work of Tower J & K and permit the owners of Tower J & K to connect to LT-1 Panel so that electricity will be available to Tower J & K without any interruption.
- c) SDO, DHBVNL and Superintendent Engineer, Faridabad are directed to ensure that electricity is released for Tower J & K from the requisite source before next date of hearing, failing which they are directed to appear before Authority on next date of hearing explaining the reason as to why the order of Authority has not been complied with.

3. The matter is adjourned to 11.08.2020 for further monitoring the progress of construction by the Association.



ANIL KUMAR PANWAR
[MEMBER]



DILBAG SINGH SIHAG
[MEMBER]

