



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT NO. 89 OF 2019

Piyush Heights Residents Tower J & K
Welfare Association

....COMPLAINANT(S)

VERSUS

Piyush Buildwell India Ltd.

....RESPONDENT(S)

CORAM: Rajan Gupta
Anil Kumar Panwar
Dilbag Singh Sihag

Chairman
Member
Member

Date of Hearing: 01.12.2020

Hearing: 14th

Present: - Mr. M.C Jain, President of Piyush Heights Tower J&K Welfare Association.
Mr. Rahul Rathore, counsel for piyush Heights RWA through video conference.

None for the respondent.


ORDER (RAJAN GUPTA-CHAIRMAN)

1. Mr. M.C Jain, President of complainant-association has apprised the Authority about developments that had taken place since last date of hearing: -

- a. Civil work (Plastering and repair of walls, fixing and repair of wall tiles in bathroom and kitchen, floor tiles in flats and in open area) is almost completed.
 - b. False ceiling work in bath rooms completed. Car parking area is being developed.
 - c. Aluminum-glass fabrication work is completed in K tower except first floor and ground floor. Parking area whereas in Tower J work is completed upto 8th floor and is going on rest of the floors.
 - d. Power connection from main substation to Tower K and J is completed. Sewerage cleaning is completed. Lift installation work is going on.
 - e. The Over head water tanks were repaired.
 - f. Safety alarm and fire fighting work is being completed and target date of completion is December 31, 2020.
2. Further, Mr. M.C Jain also stated the difficulty face by the Association that Piyush RWA is not cooperating with J & K Tower Association in-spite of HRERA directions. RWA is refusing to connect water supply line of J & K tower with Piyush main water supply lines. The water connection is necessary to demonstrate fire fighting work because NOC from fire fighting department is essentially required for filling application for Occupation Certificate. Therefore, directions may be given to the RWA of other towers to connect water lines and also to the fire department to grant certificate.

3. Authority observes that all the allottees of the projects have contributed money for laying internal infrastructure of the project which includes services like roads, water supply system, sewerage disposal, storm water disposal, electricity supply etc. They have legitimate legal rights over the entire infrastructure of the project. Accordingly they have right to connect water supply line of J & K tower with Piyush main water supply lines. The RWA of Piyush Heights project is hereby directed not to obstruct connection of the supply to tower J&K with the supply of rest of the project. Tower J & K Association is directed to complete the work and apply for Occupation Certificate to the concerned department. Further directions are given to the Fire Safety Department, Faridabad to examine safety measures of Tower J & K and grant certificate accordingly as per law.

4. Adjourned to 27.01.2021 for further monitoring of the progress of the project.



RAJAN GUPTA
[CHAIRMAN]



ANIL KUMAR PANWAR
[MEMBER]



DILBAG SINGH SIHAG
[MEMBER]