



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

No.	HARERA/GGM/REP/RC/234/2017/EXT/196/2019	Date:	06-01-2020
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From	To
Chairman Haryana Real Estate Regulatory Authority, Gurugram	M/s KLJ Realtech Pvt. Ltd. KLJ Complex-I,B-39,Plot No.70,Shivaji Marg, Najafgarh Raod, New Delhi- 110015

Subject: Application for extension of registration of the commercial project namely "KLJ Square" located in sector-83, Gurugram developed by M/s KLJ Realtech Pvt. Ltd. - Granting extension of registration thereof.

ORDER

1. The application for extension of registration under section 6 of the Real Estate (Regulation and Development) Act, 2016 was received in the authority on 30.09.2019 for commercial project namely "KLJ Square" located in Sector-83, Gurugram developed by M/s KLJ Realtech Private Limited against the license no.48 of 2008 dated 14.03.2008 for an area admeasuring 3.556 acres valid up to 13.03.2020. The project was registered vide the registration no.234 of 2017 dated 19.09.2017 which was valid up to 31.12.2019. The project commenced on 01.12.2016 as mentioned by the promoter in the application REP-V and even after four years the project has not been completed by the promoter. The due date of completion declared by the promoter at the time of registration was 31.12.2019 against which extension of one year i.e., till 31.12.2020 has been sought vide application under reference.
2. On scrutiny of the application, it was found that following document still needs to be submitted: -
 - a) Copy of approved revised building plan is not submitted. Whereas, Promoter has submitted an application for the revised building plan on 03.09.2019 in DTCP office.
The promoter is directed to submit the deficient document.
3. The reasons for delay quoted by the promoter without any supporting document or explanation is stated below: -

Email: hareragurugram@gmail.com, reragurugram@gmail.com, **Website:** www.harera.in
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
Act No. 16 of 2016 Passed by the Parliament

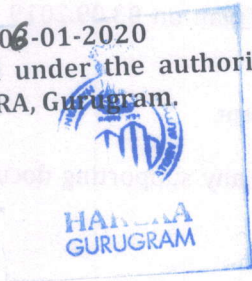
भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20के अंतर्गत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



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- a) The developer has decided to make the project environment friendly and go for energy conservation. With this intend the developer has applied with Indian green building council (IGBC) for gold standard certification. IGBC has in July, 2019 issued a pre-certified registration of the company, a copy of which is enclosed.
 - b) On account of the gold standard pre-certification the developer is entitled to increase the sanctioned FAR by 12% or 15183 sq ft. (1410.54 sq. mtrs. As a consequence of this there is a need to modify the sanction plans. The developer has already applied for sanction of the revised building plans to the Director, Town and Country planning, Haryana vide its application dated 02.09.2019 and the same is under consideration.
 - c) A copy of the revised plan and acknowledge copy of the submission are enclosed here with.
 - d) Hence, on account of the intended revision of the building plans and the additional construction to be carried out additional period of one year is required beyond 31.12.2019 the date specified by the builder in its RERA registration.
4. The reasons given by promoter do not seem to be convincing and also promoter failed to show reasonable circumstances justifying delay in completion of project by declared due date.
5. The reasons given by the promoter for extension of completion date of the project and the interest of allottees extension of registration seems to be inevitable.
6. **Therefore, the authority has decided to consider the grant of extension of registration one year, i.e. till 31.12.2020 as requested by the promoter only after the submission of deficient document as pointed under para 2.**

Date: 06-01-2020
Issued under the authority and seal of
HARERA, Gurugram.



GUNJAN CHOUDHARY
Gunjan 06/01/2020
ARCHITECTURAL OFFICER

Architectural officer
For: Chairman,
Haryana Real Estate
Regulatory Authority
Gurugram

Prachi

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