Project Name: **Parsvnath City, Sector-33 & 33-A, Village Bohar, Rohtak, Haryana.**

Name of the applicant: **Parsvnath Developers Ltd.**

Present: **Mr. Manoj Kapoor, Authorised representative of Parsvnath Developers Ltd.**

Date of consideration of the application: 11.04.2018.

The application for registration of the real estate project "Parsvnath City", Sector-33 & 33-A, Village Bohar, Rohtak, Haryana being set up on land measuring 118 acres again came up for consideration today. The applicant submitted a reply (during the course of hearing) to the observations earlier raised by the Bench of Sh. Rajan Gupta (Chairman) and Sh. Dilbag Singh (Member) vide its orders dated 20.03.2018.

In the written reply dated 11.04.2018 presented before the Authority during the course of hearing, as well as the oral submissions the applicant Mr. Manoj Kapoor submitted as follows:

i. That the entire land is owned by several associate companies of M/s Parsvnath Developers Ltd. This methodology for aggregation of land had to be adopted because there were restrictions on the holding of agricultural land in the name of any one individual entity, and the minimum area required for seeking a license for a plotted colony in

Rohtak was 50 acres. It has been submitted that M/s Parsvnath Developers Ltd. for all practical purposes is the land owner/ developer of the land.

ii. In whole of the colony there will be 917 plots out of which 746 plots have already been sold and major amount of the sale consideration from the allottees has already been received by the developer.

iii. A problem arose in this colony because after issuance of license it came to the knowledge of the Town and Country Department that 14.15 acres of the total licensed land measuring 118.188 acres stood acquired by the State Government for HSIIDC. Accordingly, the said 14.15 acres land was de-licensed vide the Town and Country Planning Department letter dated 07.11.2014.

Further, total of about Rs. 130 crores is due to be paid to the State Government as EDC. The developer has requested the State Government for adjustment of the EDC and other charges in respect of the 14.15 acres land which stands acquired. According to the applicant, this is the major reason why their licenses have not been renewed and also why they have not been able to deposit the remaining EDC. He further stated that it is understood that the matter is now at advanced stages of consideration by the State

Government for waiving off EDC and other statutory charges in respect of the 14.15 acres of land where-after they will deposit remaining EDC and get the licenses renewed.

iv. Another bone of contention between the developer and the Town and Country Planning Department is the approval of revised layout plan. Since the earlier plans were approved in respect of about 118 acres, and some allottees were allotted plots in the acquired land, therefore the entire layout plan needs to be revised. Without the revision the existing allottees cannot be adjusted and project execution cannot be done. According to Mr. Kapoor an application in this regard is also pending with the department since 08.01.2015

v. In the written reply, as well as verbally, Sh. Kapoor stated that as soon as above impasse is resolved, they will prepare a plan of action for arrangement of funds for completion of the project including payment of overdue EDC. They have unsold inventory with which funds can be arranged.

vi. The service plan estimates are pending consideration of the department/ HUDA since August 2010 and approval is still awaited.

2. After consideration of the written and verbal submissions of the applicant developer the Authority directed as follows:

i. The applicant developer shall follow up with the department of Town and Country Planning for renewal of their license. While doing so they necessarily will have to submit a plan of action for implementation of the project which inter-alia would include:

   a) The plan for arranging funds for payment of the EDC and incurring other expenditure for completion of the project.

   b) Revised layout plan.

   c) Precise amounts involved for readjustment of dues on account of acquired/ de-licensed land.

ii. A conference of consumers should be held in which all the facts relating to the project will be informed to them and a plan of action for completion of project including arrangement of the funds shall be discussed. In the first phase, a plan of action for handing over 746 plots to the existing allottees should be prepared.

iii. A fresh application should be filed by the applicant before the department for approval of service plan estimates. In the meantime, a copy of the detailed plans for laying various services including electricity shall be presented to the Authority in its next meeting along with the cost involved and the cost already incurred, in a tabulated form.

3. The Authority decided to adjourn the matter to 16.05.2018. A reply shall be filed by the applicant one week before.

4. A notice be also issued to the Director, Town and Country Planning Department for submitting their replies on the earlier order dated 20.03.2018 as well as this order. The Authority took a serious note that nobody from the Town and Country Planning Department was present to assist the Authority. It decided to write a letter to the Secretary, Town and Country Planning Department for giving directions to the Director for co-operating with the Authority for discharging its statutory functions in accordance with law.

Sd	Sd	Sd
Dilbag Singh Sihag Member	Anil Kumar Panwar Member	Rajan Gupta Chairman

TRUE CERTIFIED COPY

HRERA (LEGAL)

Dated 26/4/18