



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 24.08.2020.

Item No. 106.09

(iv) Promoter : Parsvnath Developers Ltd.

Project : "Parsvnath City Karnal" a Residential Plotted Colony on land measuring 81.136 Acres in Sector-35, Meerut Road, Karnal.

Temp ID: RERA-PKL-33-2018

Present: Sh. Bharat Bhushan, Additional Vice President of the applicant company.

1. During the hearing of the matter on 23.12.2019, a detailed order was passed by the Authority in the relevant agenda item No.79.11. Certain directions were given to the Director General, Town & Country Planning Department and another set of directions were given to the applicant promoter. The applicant promoter has submitted his reply dated 03.02.2020 inter-alia stating as follows:

- i. Regarding approval of the revised lay out plan in respect of the total colony measuring 81.136 acres, the plans have been approved in principle by the department but the final plan has not been approved because the applicant has appealed against the levy of composition fees amounting to Rs.4.09 crores in the matter of a complaint regarding pre-booking of a plot of one allottee. This matter is now listed for hearing before the Secretary, Town & Country Planning on 26.11.2020.



- ii. An amount of Rs. 27.40 crores has been collected from the allottees as EDC against which only Rs. 5.56 crores has been deposited with the department. The Promoter has undertaken to pay the dues on account of EDC in accordance with latest policy in vogue in the State.
2. In the order dated 23.12.2019 the Authority had observed that for the want of approval of the revised lay out plan possession could not be offered to large number of allottees. A way out was suggested to the department with an objective that possession is offered to the allottees expeditiously as well as overdue EDC is recovered. The relevant portion of the order is reproduced below:

“Shri Rahul Singla, Assistant Town Planner is present. He is directed to place this order before the Director General, Town and Country Planning Department with a request for approving the revised layout plans, which have already been in-principally approved subject to the following conditions:-

- i) That a designated escrow account to the satisfaction of the Town and Country Planning Department shall be opened in which all the future receipts from the allottees or any other source shall be credited.
- ii) The money received in the escrow account shall be exclusively used for payment of EDC dues, license fee and other dues of the State Government.
- iii) Another parallel dispute going on between the promoter and the department is in regard to the composition fee of Rs. 4.00 crores imposed upon the promoter for alleged pre-launching of the project. This composition fee has been imposed on account of only one complaint received from the single allottee. The revised layout plans should be approved subject to the condition that in case the contention of the



projects are not accepted by the Appellate Authority, the same will be deposited.”

3. The Authority decides that the Director, Town & Country Planning Department should take a decision expeditiously on the aforesaid suggestions of the Authority. The Director, town & Country Planning Department will submit his reply on the next date of hearing.
4. Adjourned to 21.09.2020.

True copy



dm
Executive Director,
HRERA, Panchkula

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.

LA 31/8/20

LA (Divya)