



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

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**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 05.04.2021.**

**Item No. 133.16**

(xi) **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. Sanjeev Jain, Managing Director of the company through video conferencing.

1. An application for registration of the project "Parsvnath City Karnal" being developed by M/s Parsvnath Developers Ltd on land measuring 81.136 acres in sector-35, Meerut Road, Karnal was received by the Interim Authority in 31.07.2017. The Interim Authority could not take final decision in the matter and it was placed before this Authority in its meeting held on 20.03.2018 when certain observations were conveyed to the applicant.
2. The said application was again considered by the Authority when observations relating to non-renewal of license and also the revised demarcation plan pending with department were made. In October 2018, system of online filing of applications was started, in compliance of which the promoters filed a fresh online application.
3. This colony consists of two licenses; license no. 73 of 2012 dated 11.07.2012 for an area measuring 50.564 acres and license no. 141 of 2014 dated 29.08.2014 for area measuring 30.572 acres. 90% development works have already been executed and possession to 275 allottees have already been offered. Further their revised layout/ demarcation/zoning plan in respect of entire 81.163 acres had not been approved by the department.



4. The department now vide letter dated 05.04.2021 has informed that they have approved the revised layout plan subject to certain conditions, which is taken on record.

5. Since, the department has approved the revised layout plan, the promoter should file an application for approval of demarcation and zoning plans. Also, a copy of the revised layout plan should be submitted to the Authority before the next date of hearing.

6. Further, on examination of the application following deficiencies have been found:

- i. That both the licenses are not valid as on date;
- ii. That the promoter has submitted date of completion of project as 31.10.2019 which requires amendment;
- iii. That the promoter has not submitted the expenditure to be incurred in each quarter;
- iv. That the promoter has not submitted copy of draft allotment letter and agreement to be executed with the allottees;
- v. That the registration fee could not be calculated due to non-submission of revised layout plan.

7. The promoter is directed to rectify the aforesaid deficiencies within a period of 30 days.

8. Adjourned to 10.05.2021.

True copy



*dh*  
Executive Director,  
HRERA, Panchkula

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

*attested 12/4/21*

*LA(Divya)*