



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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

(xvi) Promoter: M/s BPTP Ltd.

Project: "New Elite Floors & Pride Floors" a plotted colony on land measuring 38.34 acres situated in Sector-77 & 78, Faridabad.

Temp ID : RERA-PKL-69-2018

AND

(xvii) Promoter : BPTP Parkland Pride Ltd.

Project : "Parkland Pride – Phase II" - Plotted Colony on land measuring 18.76 acres situated in Sector 77 & 78, Faridabad.

Temp ID: RERA-PKL-734-2019

Present : Sh. Hemant Saini, Counsel for applicant/promoter.

1. This matter is being considered in respect of two applications filed by the promoters for registration of their project i.e. project bearing temp id. No.69-2018, "New Elite Floors and Pride Floors", on land measuring 38.34 acres; and project bearing temp ID No.734/2019 Parkland Pride Phase-II, on land measuring 18.76 acres.

2. Both the projects are covered under License No.30 of 2010 (land measuring 102.89 acres) and license No.12 of 2012 (land measuring 50.087 acres).

3. A common lay out plan for the entire colony measuring 152.973 acres was approved by the town & Country Planning Department vide their approval dated 22.02.2012.



4. The Authority had been considering both the applications on separate files. Since one lay out plan had been approved in respect of the same project comprised of the aforesaid two licenses considerable confusion was prevailing relating to processing of the applications. Now the promoter have submitted single lay out plan duly demarcating therein in different colours area covered under both the applications. After further examination of the matter the picture that emerges is as follows:

- (i) Out of the total land of 152.973 acres, the promoters have already obtained part completion certificate in respect of 125.37 acres. Accordingly, the Authority in its orders dated 10.09.2019 had exempted this area of 125 acres from the requirement of registration. This area has been shown by the promoters in green and gray colours in the submitted layout plan.
- (ii) The application bearing Temp Id.No.69 of 2018 on land measuring 38.34 acres is a part of the area in respect of which the part completion certificate has been obtained. Now, the promoters have decided to construct floors on some plots on land measuring 38.34(out of 125.37 acres) acres as opposed to the original plan of selling plots.
- (iii) As already decided by the Authority in Temp. Id.No.69/2018, if a promoter wish to develop floors on the plots of a colony, FAR of the colony does not increase. Since FAR remain same, therefore promoter do not have to register with the Authority their proposal for construction of floors over the plots. Accordingly, there is no need for the promoters to register this part of the project proposed to be developed on 38.34 acres temp ID No.69/2018. This application accordingly stand disposed of in these terms. The promoters, however, will submit building plan of the floors to the Authority for record and also upload the same on its web portal.
- (iv) Regarding the application In respect of 18.76 acres (temp Id.No.734 of 2019), this area has been shown in pink in the lay out plan. The Authority decides to register this project. It is, however, observed that in the application of 18.76 acres, 1.20 acres area in addition has been shown on which the promoters wish to construction the floors. Part completion certificate in respect of these areas has not yet been obtained. Accordingly, the Authority decides to register the entire




area measuring $18.76+1.20=19.96$ acres. Registration certificate shall be issued by the office after getting the requisite information upto date on the proforma A-H by the respondents.

- (v) Since application in respect of area measuring 18.76 acres had been filed on 18.11.2019, this will entail additional fee of Rs.11,38,825/- in terms of resolution No.69.5 dated 28.10.2019. The promoter shall deposit this amount before the registration certificate is issued to them.

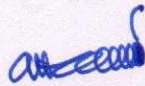
5. Disposed of.

True copy




Executive Director,
HRERA, Panchkula

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

 12/4/21

LA (Gaining)
Sourish
13/4/21