



**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 09.08.2021.**

**Item No. 145.12**

**Consideration of the applications received by the Authority for Registration of New Projects.**

**(i) Promoter : BPTP Ltd.**

**Project : "Park Central" – Commercial Colony on land measuring 1.701 Acres forming part of a larger plotted colony measuring 572.65 acres in Sector-85, Faridabad.**

**Temp ID: RERA-PKL-652-2019**

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

1. The Authority had passed detailed orders on 05.07.2021 which are reproduced as under:

*"1. The Authority vide its orders dated 05.04.2021 had observed that: -*

*"In continuation of the order dated 25.01.2021, the Authority has been informed that Director, Town and Country Planning Department has not yet complied with directions passed by Hon'ble Punjab and Haryana High Court, Chandigarh in CWP No. 15207 of 2019. The Hon'ble Court had directed the department to consider application of promoters/applicants for renewal of their license regardless of determination of the payable EDC. Building plans submitted by the promoters have not been approved for want of such renewal of license.*

*2. The Authority observes that this project is almost complete. Just building plans have to be revised for which the promoters have deposited requisite renewal fee. The Authority understands that EDC amount is recoverable and has to be paid*



by the promoters as per law. The department has several means with them to recover due EDC. The Authority considers that the recovery of EDC should be delinked from approval of the building plans submitted by the promoters to the department. Accordingly, in the interest of allottees, Town and Country Planning Department should grant approval to the revised building plans so that the possession could be offered to the allottees. The department may however recover due EDC from the promoters in due process of law."

2. However, the Town and Country Planning Department while examining the case relating to the renewal of license no. 157-193 of 2005 dated 07.10.2005 granted for setting up of Residential Plotted Colony over an area measuring 221.93 acres in Sector - 82 and 89, District Faridabad has conveyed the following deficiencies to the promoter on 16.03.2021 subject to final decision of CWP No. 15133 of 2018, 37858 of 2018 & 12979 of 2020 and CM No. 11289 of 2019 in CWP No. 15133 of 2018: -

- i. You have not submitted the original license.
- ii. The Bank Guarantee amounting to Rs. 1218.47 lacs against EDC stands expired on 12.10.2020.
- iii. The Bank Guarantee amounting to Rs. 969.45 lacs against IDW stands expired on 16.08.2019.
- iv. You have not submitted/uploaded the compliances of Rule 24, 26, 27 & 28 up to financial year 2013-14 to 2019-2020.
- v. You have not deposited an amount of Rs. 227.43 lacs against IDC charges as on 14.12.2020.
- vi. You have not submitted the CA certificate regarding non collection of stamp duty and registration charges.

Therefore, you are requested to remove the aforesaid deficiencies within a period of 15 days so that further action can be taken accordingly."



3. *In view of the above, the Authority directs Chief Town Planner of the Authority to send a copy of the orders dated 05.04.2021 to the Principal Secretary to Government Haryana, Town & Country Planning Department with a request to delink the recovery of EDC/IDC Charges from the approval of building plans submitted by the promoters.*

*The Authority also prohibits the promoter from any further sale till the project is registered."*

2. Since, no reply has been received from the office of Principal Secretary, the Authority decided to send a reminder to Principal Secretary to Government Haryana, Town & Country Planning to delink recovery of EDC/IDC Charges from the approval of building plans submitted by the promoter.

3. Adjourned to 23.08.2021.

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.