



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 29.11.2021.

Item No. 158.14

(xiv) Promoter : HL Residency (Proprietorship Firm)

Project : "HL Residency" - Affordable Group Housing on land measuring 11.363 acres situated in Village Nuna Majra, Sector-37, Bahadurgarh District Jhajjar

Temp ID: RERA-PKL-978-2021

1. This application has been filed for registration of Affordable Group Housing Colony to be developed over land measuring 11.363 acres in Bahadurgarh. Land of this project has been arranged by way of migrating land measuring 7.704 acres from License No. 75 of 2019 and 3.659 acres land from License No. 31 of 2021. On examination of record, it is revealed that License No. 75 of 2019 was granted in respect of 9.475 acres land out of which FAR measuring 36,373 sq.mtrs was registered (having 467 apartments) vide Registration No. HRERA-PKL-JJR-175 of 2019. The promoters got transferred the land measuring 1.651 acres from this license no. 75 of 2019/ registration no. HRERA-PKL-JJR-175 of 2019 towards Registration No. 267 of 2021 (License No. 69 of 2021) and donated land measuring 0.118 acres to the Gram Panchayat thus leaving 7.704 acres.

2. On this basis, license No. 75 of 2019, as well as Registration No. HRERA-PKL-JJR-175 of 2019 has become infructuous and redundant. The promoters have not filed any application for cancellation of the said registration.

3. Further, it is revealed that 467 apartments were to be constructed on the land of License No. 75 of 2019 (Registration No. 175 of 2019) against which the promoters have already sold 568 apartments. It is not understood how 101 more apartments have been sold apart from approval of 467 apartments. An explanation in this regard should be submitted by the promoters.



4. In respect of project of License No. 31 of 2021, it is observed that this project has not been registered with the Authority. The promoters have transferred land measuring 8.034 acres out of total land measuring 11.693 acres for getting Registration No. 267 of 2021 and remaining 3.659 acres has been combined with the land of 7.704 acres of License No. 75 of 2019 (Registration No. 175 of 2019, for which the present application has been filed for registration of the project.

5. The promoters have filed this application without revealing the fact that their building plans have been approved in principle by the department. Final approval of building plans is yet to be granted. Authority cannot register this project without final approval of building plans. The promoters should fulfill this deficiency for consideration of their application for registration by the Authority.

6. In nut shell, the Authority observes as under:-


i) Firstly, the promoters should file the application for cancellation of Registration No. 175 of 2019. They should also submit whether the written consent of 2/3rd allottees had been obtained for changing the plans. Further, how have they sold 568 apartments against approved 467 apartments.

ii) On the basis of above queries, it is not possible for the Authority to consider the present application for registration. Promoters should personally appear before the Authority on the next date of hearing and answer above queries and also bring final approved plans of colony/project. Only thereafter further orders will be passed for consideration of the application.

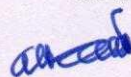
7. Adjourned to 10.01.2022. The promoter is directed to submit aforesaid information before next date of hearing. In case promoter submits the details earlier, their case will be taken up on the Monday following the date of submission of information.



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.

 6/12/21

CA (Garima)

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