



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 20.12.2021.

Item No. 160.10

(xi) 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

Present: Sh. Vijender Jindal, representative of promoter's company

1. This application was considered by the Authority on 29.11.2021, when it was observed as follows:-

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.

2. As regards (1) above, the promoter has informed that License no. 75 of 2019 was issued in respect of 9.475 acres land out of which FAR measuring 36,373 sq.mtrs has already been registered with Authority (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. Further, 3.659 acres land has been taken from License No. 31 of 2021. Thus forming total area measuring 11.363 for which present application has been filed. A consolidated plan of this Group Housing Pocket has been approved by the Town & Country Planning Department vide memo No ZP-1341-11/JD(RD)/2021/30485 dated 01.12.2021.

The arrangement of land is shown as under:

Particulars of license	Original RERA Registration no. 175 of 2019 having license no. 75 of 2019	RERA Registration No. 267 of 2021 having license no.69 of 2021	Land donated to Gram Panchayat	Remaining area
License no 75 of 2019	9.475 acres (36,373 sq.mtrs. registered with Authority)	1.65138 acres	0.11876 acres	7.70486 acres
License no. 31 of 2021	11.69375 acres	8.03473 acres		3.65902 acres
Total	21.16875 acres	9.68611 acres	0.11876 acres	11.363 acres

License No 69 of 2021 has been granted by migrating 1.77 acres (is actually 1.65138 Acres) from license No 75 of 2019 and 8.03472 Acres from License No 31 of 2021. Registration for 9.68 Acres has already been granted vide Registration No: 267 of 2021 dated 08.10.2021.

3. As regards (2) above, the promoter has requested to either issue an amended registration or a fresh registration as the Authority may deem fit.



4. As regards (3) above, it is informed that they had obtained registration no. HRERA-PKL-JJR-175-2019 dated 15.11.2019 for license No 75 of 2019. The total area of the said license was 9.475 acre and the Group Housing Plans were sanctioned by Town & Country Planning Department vide memo no. AP/1341/AD)(NK)/2019/27100 dated 05.11.2019 for 467 flats to be constructed in two towers. But later plans were revised vide their Memo no. ZP-1341/AD(NK)/2020/7231 dated 19.03.2020, vide which total 740 flats were allowed to be constructed in four towers instead of 467 flats in two towers. Promoters states that they tried to send intimation regarding these revised plans to the Authority but the offices were closed due to lock down. It has been stated that as per provisions of affordable group housing policy of the Govt., power to conduct draw of lots for allotment of flats, vests only with Town and Country Planning Department by way of Draw of lots. Accordingly, out of a total 740 flats only 568 were allotted by the department-by way of draw of lots. Promoters have further submitted that not even a single unit was booked/ sold on the basis of earlier sanctioned plans and all the 568 flats were allotted only after approval of revised plans dated 19.03.2020.

5. As regards (5) above, it is informed that plans were approved in principle subject to condition that objections shall be invited from all the original allottees of flats. Accordingly, letters were sent to all the 568 allottees through registered post. Also advertisement was published in three newspapers. But only one objection was received from one Mrs. Sumitra Devi, who after being satisfied has submitted her no objection letter. Now after completion of all formalities Town and Country Planning Department, Haryana has finally issued final sanction letter vide memo No ZP-1341-11/JD(RD)/2021/30485 dated 01.12.2021.

6. Today, Sh. Vijender Jindal, representative of applicant/promoter company appearing through video conferencing stated that they are now constructing total 9 towers i.e. Towers E to M consisting 1586 flats for which approval has been granted by Town & Country Planning Department vide letter dated 01.12.2021. Allotment letters have been issued to all 568 allottees. The promoter will retain the same date for completion of their flats as had been promised hence, this amendment does not affect interest of any existing allottee.




The department of Town & Country Planning subsequent to the grant of license No 75 of 2019 dated 23.07.2019 vide order No 22604-616 dated

08.09.2021 has reduced the area of the said licence from 9.475 acres to 7.7048 acres and that of license no 31 of 2021 dated 30.06.2021 from 11.693 to 3.659 acres vide orders dated 22591-603 dated 08.09.2021 and also approved the building plans of this Group Housing Scheme comprising of 11.363 acres on 01.12.2021.

7. In view of the submissions made above and the amendments carried out by the Town & Country Planning Department, Authority observes that:


- i. The promoter had obtained Reg. No HRERA-PKL-JJR-175-2019 for land measuring 9.475 acres consisting 467 apartments. The promoter/applicant got revised building plans with 740 Apartments approved on 19.03.2020 from the Town & Country Planning Department and thereafter, made allotment of 568 flats on 03.07.2020. Now the revised plans consists of area measuring 7.704 acres from License No. 75 of 2019 and 3.659 acres from License No. 31 of 2021 comprising of 1586 Apartments as approved by the department on 01.12.2021. Accordingly, their application for registration of 11.363 acres is being considered by the Authority on which 1586 flats will be constructed.
- ii. Taking into consideration the above, the Authority decides to register the project for land measuring 11.363 acres comprising of 1586 flats which includes the existing area of the already registered project no. HRERA-PKL-JJR-175 of 2019 dated 15.11.2019, and an additional area of 3.659 acres forming part of License No. 31 of 2021 of which building plans have been approved by the Town & Country Planning Department vide memo no. ZP-1341-11/JD(RD)/2021/30485 dated 01.12.2021. Accordingly, CTP will issue registration certificate.

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.


7/1/22

LA (Gaurina)