



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 31.01.2022.

Item No. 164.12

(iii) Promoter : Eldeco Green Park Infrastructure Ltd.

Project : "Eldeco Paradiso" - Affordable Plotted Colony on land measuring 10.718 acres in Village Shimla Maulana, Sector-40, Panipat.

Temp ID: RERA-PKL-992-2021

1. This application has been filed by M/s Eldeco Green Park Infrastructure Ltd. for setting up a residential colony under Affordable Housing Policy of the State Government. The project is to be developed on total land measuring 35.342 acres.

2. Examination of the file reveals that the project is comprised by three licenses Nos. 03 of 2020, land area measuring 10.718 acres; 04 of 2020, land area measuring 13.656 acres; and 05 of 2020 land area measuring 10.968 acres. Thus total area of the project is 35.342 acres.

3. The information submitted by promoters further reveal that separate layout plans have been approved in respect of each of the license. As such, proposal is comprised of three separate projects. Promoters however have submitted an integrated layout plan prepared at their own level by combining all three licenses.

4. Normally, the layout plan of the project to be registered with the Authority, on the basis of which facilities have to be given to the allottees, has to be approved by Town and Country Planning Department. In the approved layout plan, department earmarks common facilities etc to be created in the project. Such facilities though have been shown in the individual approved



layout plans, but the same have not been shown in the integrated layout plan prepared by promoters at their own level.

5. The Authority observes as follows:-

- i) Promoters should either get the integrated layout plan approved from the Town and Country Planning Department showing therein all infrastructure facilities to be provided to the allottees or,
- ii) Alternatively, the integrated plan prepared by promoters submitted to the Authority should clearly show all the details of common facilities etc as shown in the individual layout plans. There should be no change in the approved layout plan in respect of individual colony. In other words, all infrastructure facilities approved by the Town and Country Planning Department for creating in individual colonies should be clearly and properly shown in the integrated layout plan. Legend of such facilities either should be properly shown in the integrated plan.


If this second option is adopted, promoters shall also self certifying the integrated layout plan.

Rest of the application is in order. Therefore, this project will be registered once aforesaid information is submitted by the promoters.

6. In the information submitted in certificate of Chartered Accountant, it is observed that the promoter's company have raised a loan of Rs. 26 crores from their holding company. The Authority orders that this loan will be repaid to the holding companies only after completion of the project. The money collected from the allottees shall not be used for discharging this loan liability before completion of the project.

7. Adjourned for 28.02.2022.

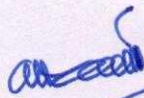
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Executive Director,
HRERA, Panchkula

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



LA (harima)


9/2/22