



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

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Subject: Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 08.04.2019.

Item No. 48.11

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

(i) Promoter : Ansal Properties & Infrastructure Ltd.

Project : "Green Escape Zone-2" – Group Housing Colony on land measuring 3.151 acres in Village Akbarpur Barota, Jhateri Road, Sector-35, Sonipat.

AND

(ii) Promoter : Ansal Properties & Infrastructure Ltd.

Project : "Green Escape Zone-1" - Group Housing Colony on land measuring 2.526 acres in Sector-35, Sonipat.

AND

(iii) Promoter : Ansal Properties & Infrastructure Ltd.

Project : "Green Escape Zone-3" – Group Housing Colony on land measuring 2.45 acres situated in Sector-35, Sonipat.

AND

(iv) Promoter : Ansal Properties & Infrastructure Ltd.

Project : "Green Escape Zone-4" - Group Housing Colony on land measuring 1.613 acres situated in Sector-35, Sonipat.



All the above applications were considered together. Shri Jyoti Sidana, representative of the Applicant/Developer states that the colony is comprised of 30.65 acres land. The Authority in its earlier proceedings had mentioned it as 36.50 acres which is incorrect. He further stated that the Developer has received



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LOI from the Town and Country Planning Department in respect of 11.45 acres for conversion into DDJAY Scheme. After deleting the said area, the present license area remains 19.20 acres. Shri Jyoti Sidana stated that occupation certificate in respect of 10 towers out of total 38 towers has already been obtained. The Authority assumes that the occupation certificate in respect of ten towers may have been issued only after completing the essential external services like roads, electricity, water, etc.

In the circumstances of the case, Authority observes that registration of this project shall be granted on the basis of FAR to be constructed and not land area of the license. The total FAR approved by the Town and Country Planning Department should be reduced by the total FAR in respect of which occupation certificate has already been obtained. Accordingly, all applications for registration of project in respect of remaining FAR should be filed for registration with the Authority. The Registration fee to be paid shall also be calculated on the basis of the FAR to be constructed or in respect of remaining Occupation Certificate to be obtained. Sh. Sidana agreed with this proposition and stated that an application accordingly for registration shall be filed within ten days.

Now in terms of the aforesaid orders, an application should be filed within ten days, failing which, further action as per law will be initiated.

Adjourned to 22.04.2019.

True copy

Executive Director,
HRERA, Panchkula



all ready
11/4/19
LA (Arti)

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