



**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 16.10.2023.

**Item No. 230.19**

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

(i) Promoter : B.M. Gupta Developers Pvt. Ltd.

Project : "BMG Elegant City" (phase II) a Residential Plotted Colony on additional land measuring 5.962 acres (in addition to already granted license no. 35 of 2009 dated 11.07.2009) falling in the revenue estate of village Dhaliawas, Sector 26, Rewari.

Temp ID : RERA-PKL-1309-2023

Present: Sh. Manoj Kapoor, Authorized representative of the Promoter.

1. This application is for registration of a project namely "BMG Elegant City" (phase II) a Residential Plotted Colony on additional land measuring 5.962 acres (in addition to already granted license no. 35 of 2009 dated 11.07.2009 measuring 52.218 acres (total 58.18 acres) falling in the revenue estate of village Dhaliawas, sector 26, Rewari. License No. 135 of 2023 dated 26.06.2023, which is valid upto 25.06.2028, has been granted by Town and Country Planning Department for additional land measuring 5.962 Acres.

2. On 07.08.2023, the Authority had conveyed the following deficiencies:

- i. Registration fee submitted by the promoter is Rs. 1,37,542/- whereas the promoter has not given break up of area to be registered, i.e., Plotted/Group Housing;
- ii. The promoter has not submitted Demarcation plan, zoning plan and building plans of the Group Housing Pocket. Demarcation plan and zoning plan of the plotted area is pre-requisite for grant of a RERA registration;
- iii. The promoter shall submit a schedule showing status of total licensed land of 52.218. acres (i.e. area registered with RERA/area for which completion has been granted/date on which such completion has been granted;



- iv. The land falling to the share of the landowners has not been earmarked on the plan duly signed by licensee and landowners. No joint undertaking has been submitted which mentions that 70% amount from the sale of plots of both licensee and landowners shall be deposited in the Escrow account;
- v. The promoter should indicate the total number of plots specially falling in the additional license;

3. The promoter vide reply dated 17.08.2023 has:

- i. Submitted revised application form for registration of 4.815 acres (earlier the application was of 5.962 acres). Necessary changes need to be made in online application form. It has also been submitted that they will apply separately for Group Housing portion measuring 1.15 acres after receipt of approved Building Plans.
- ii. Submitted Rs. 1,37,542/- which is in order.
- iii. Earmarked the land falling to the share of the landowners on the plan duly signed by licensee and landowners.
- iv. The saleable area comprises of 43 plots (of four different sizes).

4. The Authority on 21.08.2023, had directed the promoter to submit a copy of approved zoning plan and also a joint undertaking (between landowners and developer) that 70% amount from the sale of plots of both licensee and landowners shall be deposited in the RERA account.

5. Today, Sh. Manoj Kapoor appeared on behalf of the applicant promoter and sought time to file reply.

6. Adjourned to 18.12.2023 with a direction to the applicant to comply with the aforesaid observations. In case promoter/applicant furnishes the aforesaid information before the next date of hearing, their application may be considered by the Authority in its meeting on Monday following the date of such submission.



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.

LA Manika

all records  
27/10/23