

HARYANA REAL ESTATE REGULATORY AUTHORITY

Yojana Bhawan, Bay No. 21-28, Sector-4, Panchkula (Haryana)

Project Name: Jhajjar One Group Housing Project being developed by Suman Villas Pvt. Ltd. situated in Sector-8, Jhajjar on land measuring 5.164 acres.

Date of consideration of the application: 14.5.2018,

Quorum: Chairman and both Members of the Authority.

The Promoter has submitted his application for registration of a Group Housing project having area measuring 5.164 acres. Annexure F Page-32 indicates that initially a license was granted for development of a Group Housing Colony for an area measuring 10.364 acres but letter dated 22.8.2017 (Annexure E-I of the application) indicates that 5.20 acres was migrated to affordable plotted colony thus leaving 5.164 acres in which the present Group Housing Colony is to be developed.

There is no mention whether the original license No.61 of 2008 which was valid upto 18.3.2010 has been further re-validated in order to complete the Group Housing Colony on the project land. Applicant should clarify in this regard.

The applicant stated that the building plans are under preparation. The building plans are very crucial because in a Group Housing Colony the same must be submitted to the Authority before the application is to be processed.

It has been stated in the application that 75% work of tower B, 65% work of tower D and 25% work of EWS Tower has been completed. It is not understood how this work has been got completed when the building plans are yet to be approved.

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The applicant has stated that 192 units out 240 units have already been sold and Rs.44.00 crores has been collected from the allottees. Only 26 crores remain to be collected from the allottees.


The applicant should submit a plan of action for completion of 192 sold units after discussing the plans thereof with the allottees.

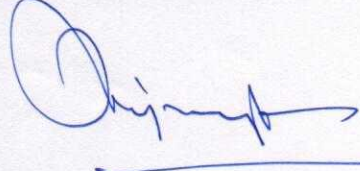
A conference of consumers shall be held in which the detailed plans and future course of action for completion of project and handing over of apartments shall be presented.

The Authority also observed that:

1. The applicant should get the entry of grant of licence made in the Jamabandi record of the revenue Department, so that, it could not be alienated. A copy of the same may also be furnished to the Authority;
2. the applicant should submit Form LC-IV and bilateral agreement with the license;
3. The applicant should submit plans of each infrastructural service and the expected expenditure thereon. He should also submit the quarterly progress proposed to be made for the development of the project till the date of completion. The Authority has revised the REP-I Form Part-C of the revised format which is relevant in this regard. For the facility of the applicant a copy of the same be sent to him. He should fill up the revised Part-C and submit to the Authority;
4. A cash flow statement in respect of the project area should be furnished to understand the sources of funds for completing the project;


Dilbag Singh Sihag
Member


A.K. Pawar
Member


Rajan Gupta
Chairman