



**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 29.05.2024.**

**Item No. 255.12**

(ii) **Promoter:** H.L. Residency (through Prop. Shailaja Joon).

**Project :** "HL Group Residencies" Plot No: GH 3 measuring 60718 sq. mtrs in Phase II Sector 30B IMT Rohtak. (allotted by HSIIDC vide letter dated 23.02.2024 and 03.04.2024).

**Temp ID :** RERA-PKL-1457-2024

1. This application is for registration of a group housing project namely; "HL Group Residencies" GH 3 measuring 60718 sq. mtrs in Phase II Sector 30B IMT Rohtak.
2. The application was examined and following observations were conveyed to the promoter on 08.05.2024:
  - i. Since it is a group housing project, the promoter is directed to apply for registration of FAR rather than plot area. The Promoter vide letter addressed to the Estate Manager, HSIIDC has informed that 50% of the total cost of land, i.e., 58.47 crores has been deposited upto 14-05-2024. The total FAR of the project is 1,13,000 sq. mtrs. The FAR of Phase-I is 55728 Sq mtrs. and of Phase-II is 57271 Sq. mtrs. Since as yet only 50% of the payment of land has been made to HSIIDC, the Authority is of the opinion that Phase-I of the project may be registered at this stage. Consent in this regard, is required from the promoter
  - ii. One of the clauses in the letter dated 03.04.2024 also mention that "the allottee undertakes that 30% of the collections of this project received in escrow account to be opened as per Rera Regulations shall be first utilised towards payment of due installments of HSIIDC. This payment towards land cost could only be made from the 30% free account and not escrow account.
  - iii. Land utilization table under REP I Part C requires correction.
  - iv. Date of completion in REP I and REP II is not reconciling.



- v. A brief note regarding financial and technical capability of the promoter to develop the project has not been submitted.
3. The promoter vide reply dated 28.05.2024 has accepted the observations mentioned at serial no. (i) and (ii) and complied with the deficiencies at serial no. (iii) to (v).
4. After examination, the Authority decides to register FAR of Phase-I of the project measuring 55728 Sq mtrs. subject to the following special conditions:
- The remaining FAR of the project measuring 57271 Sq. mtrs. is freezed till the time, the remaining 50% of the payment is made to HSIIDC under intimation to the Authority. Since the payment of this area is yet to be made to HSIIDC, the promoter shall not sell/dispose of any part/unit of phase II till it is registered by the Authority.
  - The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 15 days from the issuance of this registration certificate, till which time no plots shall be sold. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
  - Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
  - Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval.
  - Promoter shall submit duly approved building plans in respect of commercial pocket having an FAR of 531.283 sq. mtrs. to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
5. The office is directed to get the necessary corrections done in REP I Part C as requested by the promoter.
6. **Disposed of.** File be consigned to record room after issuance of registration certificate.



True copy

Executive Director,  
HRERA, Panchkula

5/6/24.

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

LA/shubham