



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 09.10.2024.

Item No. 266.57

(ii) Promoter: GLM Infratech Pvt. Ltd.

Project : Amazon-The Defence County- Group Housing Colony on land measuring 16.8 acres in Sector 30, Panchkula.

Temp ID : RERA-PKL-59-2018

Present: Sh. SS Deswal, Director of promoter company.

1. When this matter was considered by the Authority on 28.06.2021, it was adjourned sine die and following orders were passed:

"In complaint Jurisdiction, a process is going on for handing over the project to the Association of Allottees. Therefore, this project is not possible to be registered in the present form. Adjourned Sine die to be revived later at an appropriate stage."

2. On 07.08.2024, the Authority directed the promoter to mark the towers which have been transferred to the Association of Allottees and the ones in possession with the respondent company along with the FAR of both as per the approved plans.

3. On the last date of hearing i.e. 04.09.2024, office was directed to examine the reply and place it before the Authority on the next date of hearing.

4. Vide reply dated 11.09.2024, the promoter has submitted complete set of drawings which were not released by the DTCP Haryana as payment of EDC dues were pending. Subsequently, vide reply dated 24.09.2024, the promoter has submitted a site plan showing the 4 towers which were handed over to the Association of allottees and also informed that:

(a) As per the permitted FAR, we are permitted to develop 8 towers.



- (b) However, in the initial plans submitted to DGTCP, Haryana and approved by them we had applied for sanction of 6 towers only which were duly approved.
- (c) Sanction for balance 2 towers was to be obtained later after determining the size of apartment which are more in demand in the market.
- (d) The FAR of 4 towers and balance 2 towers in this approved plan are mentioned on the main drawing.
- (e) That plan stays the same and revised drawings will be submitted to DGTCP, Haryana later.
- (f) A small portion of land in the main drawing is shown as other's land. This land was also purchased by the company and will be added in the revised plans as and when they are submitted.
5. Since the license no. 30 of 2008 is still not validated and DTCP, Haryana has not released the building plans due to non-payment of the EDC/IDC, the Authority decides to return the said application with a liberty to file afresh. The registration fee earlier deposited will be adjusted after deduction of 5% processing charges. Since the project has not been registered therefore, the promoter is directed not to advertise, book, sell any flat/apartment in the project.
6. **Disposed of.**



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.

IA (Monika) 22/11/24