

Project Name: Parsvnath City, Sector-35, Karnal, Haryana.

Present: Mr. Manoj Kapoor, Authorised representative of Parsvnath Developers Ltd.

Before the Bench of

Sh. Anil Kumar Panwar Member

Sh. Dilbag Singh Member

Date of consideration of the application: 25.04.2018.

This application was last listed for hearing on 20.03.2018 for Registration of a Project being setup over land measuring 81.13 acres in sector-35, Karnal by M/s Parsvnath Developers Ltd.

In this case, License No. 73 of 2012 was valid upto 10.07.2016 and the developer had applied for its renewal for a period of 2 years from 11.07.2016 to 10.07.2018, the second License No. 141 of 2014 is valid upto 28.08.2019. During the last hearing, the applicant was asked to clarify the following:

1. Is M/s Parvsnath Developers being considered as a legally authorized developer by the Town and Country Planning Department and a person capable of discharging all responsibilities cast upon the Licensee by the conditions of the Licence.
2. Whether the applicant developer can legally convey ownership rights to the buyers since the plots/ apartments are being marketed and sold by the Developer.

3. The Town and Country Planning Department should also clarify its position regarding the renewal of the license for which the application is pending with them especially in view of the fact that EDC amounting to crores of rupees is yet to be paid. The applicant should also clearly state their point of view in this regard.
4. Since a large number of Home buyers have paid an amount of Rs. 120.49 crores to the developer and since the project is far from complete, the developer should submit detailed information of the number of plots booked and the number of plots delivered and the actual infrastructure laid in whole of the area.
5. Entry should be made in the revenue record of ownership so that the land owning companies/individuals do not alienate their land with the third party.
6. The applicant should furnish information whether any loans have been raised on the land in question. If yes, then whether the project land has been mortgaged as security.
7. Environment clearance for the project has not been annexed.
8. The applicant should furnish, in tabulated form, the list of services to be developed; the estimated cost of those services for whole of the project; the actual cost incurred so far; and the remaining cost

to be incurred. Separate information with regard to the other cost including EDC license fee etc should be mentioned in such a manner as to convey a comprehensive financial picture of the project for information of the buyers.


9. The applicant may consider dividing the project into parts with an aim to deliver the possession to the buyers who have already paid substantial amount of money.
10. 20% plots have to be earmarked for EWS and 10% of the project area has to be reserved for community facilities. This 10% area has to be transferred to the Government for developing community facilities. All these areas should be earmarked precisely on the layout plan for incorporating in the registration certificate.
11. No information with regard to electrification of the colony has been furnished. Information relating to the estimated load and the source from which the load will be supplied and the cost involved thereof should be furnished by the applicant.
12. The latest layout plan on the basis of which the registration will be granted should be provided.

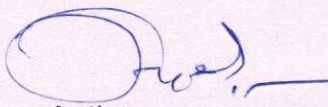
The applicant vide letter dated 25.04.2018 has informed the following:

- i. That they have applied for renewal of License No. 73 of 2012 to the Town and Country Planning Department on 27.06.2017.
- ii. The EDC payable to the Department as per the EDC relief policy is Rs. 36.77 crores;
- iii. That their revised demarcation plan is pending with the department since 22nd August' 2014;

The Authority observed that the information provided by the developers as per the letter dated 25.04.2018 is incomplete in view of the earlier orders dated 23.03.2018, the Authority therefore directed the applicant to submit complete information by 9th May' 2018 and listed the matter for 16th May' 2018;

It also observed that no representative of the Town and Country Planning Department was present during the hearing on 25.04.2018, it directed the Secretary to send the earlier orders dated 23.03.2018 and the orders dated 25.04.2018 to the Director Town and Country Planning for seeking their reply by 9th May' 2018 and with the directions to send a Senior officer to assist the Authority on the next date of hearing i.e. 16.05.2018;


Dilbag Singh Sihag
Member


Anil Kumar Panwar
Member