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 14.10.2026.

Item No. 335.10

Extension of registration under Section-6 of RERD Act, 2016.

Promoter: **Landways Developer India LLP.**

Project: **"Landways Delnia Villas"- an Affordable residential plotted colony (under DDJAY-2016) on land measuring 5.318 acres in in the revenue estate of village Kherka Musalman, Sector 36, Bahadurgarh, District Jhajjar.**

Reg. No.: **HRERA-PKL-JJR-297-2022 dated 25.03.2022 valid upto 10.09.2026.**

Temp ID: **1008-2022.**

Present: **Mr. Naresh Kumar, Authorised representative ob behalf of promoter.**

1. Vide letter dated 10.08.2026, the promoter applied for extension of registration of captioned project under Section- 6 of the RERA Act, 2016 on account of force majeure for one-year upto 10.09.2027. Following fee/ documents have been submitted by the Promoter:

a. Form REP V along with Extension fee of ₹1,73,762/- via DD dated 29.07.2026 (In order).

Particulars	Percentage
Percentage of works completed at the time of last extension	80%
Percentage of Development Works executed as per Architect's Certificate till date	80%
Percentage of Development Works executed as per Engineer's Certificate till date	80.5%
Percentage of Development Works executed as per CA's Certificate till date	76.62%

b. License no. 111 of 2019 is valid upto 10.09.2026 and License no. 176 of 2024 is valid upto 05.12.2029.

c. QPRs uploaded upto 30.06.2026.

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d. Copies of Demarcation, Zoning, Service Plans and Estimates.
e. Environment Clearance for Expansion of Group Housing Project located at village Baselwa, Sector-87, Faridabad issued by State Environment Impact Assessment Authority, Haryana vide letter No. SEIAA/HR/2019/53 dated 03.05.2019.
f. Renewal of Licence No. 61 of 2008 dated 19.03.2008 valid upto 18.03.2029.
g. Latest photographs of the project.
h. The promoter has mentioned following reasons for delay of the project:-
   i. Natural Environmental Calamity: The deterioration of ambient air quality in Delhi-NCR during winter months-which triggers mandatory construction bans under GRAP Stages I and IV--is a direct consequence of natural, seasonally-recurring meteorological phenomena (calm winds, temperature inversion, seasonal humidity) operating upon regional atmospheric conditions. The resultant statutory prohibition on construction is thus a direct legal consequence flowing from a natural environmental calamity, falling squarely within Section 6. The above Statutory restrictions disrupted the construction of the project as follows:
      - Labour Deployment & Safety: Masons and unskilled labor were required to demobilize during Stage III/IV bans. Furthermore, IMD Red/Orange alert heatwaves (46°C-47.8°C in May 2024/2026) required daytime work suspension on labor safety grounds.
      - Ready Mix Concrete (RMC) & Structural Pours: RMC batching plants were explicitly shut down under Stage III, causing immediate, cascading delays to foundation, column, and slab RCC pour schedules.
      - Excavation & Utilities Infrastructure: Excavation, trenching, boring, sewer/water line laying, and STP civil works remained completely prohibited during all GRAP II/IV spells.
      - Electrical Substation & Grid Works: Welding and gas-cutting bans under GRAP Stage III directly halted sub-station structure fabrication and HT/LT panel erection.
      - Finishing & Internal Works: Express statutory bans applied to plastering, painting, varnishing, tile-fixing, and waterproofing during Stage I invocations.
      - Internal Roads & Landscaping: Internal road earthwork was suspended during GRAP bans and further severely disrupted by monsoon waterlogging.
      - NCR Mandates: Because District Jhajjar is a notified NCR district, all environmental restrictions mandated by the Commission for Air Quality Management (CAQM), the Hon'ble Supreme Court of India (M.C. Mehta v. Union of India), and the Hon'ble NGT apply automatically to the project site.

Period/Dates	Authority/Stage	Mandatory Statutory Ban Imposed
29.10.2022-06.11.2022	CAQM (GRAP Stage III&IV)	Complete ban on non-essential construction, earthwork, excavation, and truck entry.
04.12.2022 - 31.12.2022	CAQM (GRAP Stage III)	Re-invocation of C&D ban, halting year-end structural and finishing works.
22.12.2023 –	CAQM (GRAP Stage	Severe Plus AQI; total NCR-wide

Haryana Real Estate Regulatory Authority ★ Panchkula ★

18.11.2023	III)	construction halt, prohibition on diesel trucks and RMC plants.
22.12.2023 - 01.01.2024	CAQM (GRAP Stage III&IV)	Construction/demolition ban re-invoked during peak winter working window.
14.11.2024 Onwards	CAQM (GRAP Stage III)	Express ban on earthwork, excavation, filling, and boring/drilling operations.
17.01.2025 - 03.02.2025	CAQM (GRAP Stage III)	Complete prohibition on civil works during the core winter development phase.
11.11.2025 - Dec2025+	CAQM (GRAP Stage III)	Continuous prohibition on RMC plants, road construction, tiling, painting, and utility laying.
19.05.2026-29.05.2026	CAQM (GRAP Stage I)/IMD	Monitoring stage coinciding with severe heatwave conditions across District Jhajjar.

ii. The promoter has further annexed the advisory dated 31.07.2026 for extension of real estate projects due to war prevailing in West Asia for extending the projects for a period of 4 months.

2. On 26.08.2026, after consideration, the Authority directed the promoter to place on record the total period for which there was ban on construction due to GRAP, in a tabular form, so that a decision for granting the benefit of extension under Section 6 could be taken on next date of hearing.

3. Today Sh. Naresh Kumar Authorised representative has informed that total grap period was of 161 days and sought time for placing on record the total period for which there was ban on construction due to GRAP, in a tabular form.

4. After consideration, the Authority directs the promoter to file an affidavit mentioning that neither the amount demanded by the promoter nor amount has been received by the promoter from allottees during the period for which concession has been claimed by the promoter. Promoter is also directed to place on record the total period for which there was ban on construction due to GRAP, in a tabular form.

5. Adjourned to **09.12.2026**.

Haryana Real Estate Regulatory Authority PANCHKULA
Dispatch No 3011
Date 4/11/26

True copy

Secretary (Acting),
HRERA, Panchkula

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

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