



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Subject: Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 23.12.2019.

Item No. 79.11

Consideration of the applications received by the Authority for Registration of New Projects.

(i) Promoter : Sonika Properties Pvt. Ltd.

Project : "Suncity Heights Rohtak" - Group Housing Colony on land measuring 31,826 sq. mtrs. situated in Sector-36 A, Rohtak.

1. This application for registration of Towers T-1, T-4, T-5, T-6, T-15 and T-17 having an FAR measuring 31826 sq.mtrs. in the group housing project of 14.813 acres in sector 36-A, Rohtak, came up for consideration of the Authority. Out of the total FAR measuring 1,04,860 sq.mtrs, the promoter had applied for occupation certificate for FAR measuring 34,205 sq.mtrs on 12.03.2018 which was granted by the town and country planning department on 24.01.2019. Earlier occupation certificate for FAR measuring 38,528.879 sq.mtrs has also been obtained on 09.07.2018. Tower 7 and 9 have already been registered by the Authority on 27.03.2019 having an FAR of 19,694 sq. mtrs. for which occupation was obtained on 24.01.2019.

2. In view of the above, it is clear that the area for which occupation was applied on 12.03.2018 i.e. after enforcement of RERA and received on 24.01.2019 falls under the preview of the definition of "ongoing" project and hence registrable.

3. Further, the promoter has filed this application claiming that their project falls in the category of "new project" which is not correct in view



of the fact that it forms a part of the larger project for which part occupation has already been obtained.

4. Considering these facts, the promoter is hereby directed to apply afresh for the entire area which is registrable as an ongoing project.

5. Adjourned to 27.01.2020.

True copy



dm
Executive Director,
HRERA, Panchkula

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

att-ead
30/12/19 *LA(Neha)*