



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 13.11.2024.**

**Item No. 269.07**

**Submission of Approved Standard Design under Commercial Pocket of 0.44333 Acres (1794.12 Sqm).**

**Promoter: IMT Developers Private Limited.**

**Project: "IMT Green"- an affordable residential plotted colony on land measuring 11.156 acres situated in Sector 29, Bahadurgarh.**

**Reg. No.: HRERA-PKL-JJR-292-2022 dated 17.02.2022 valid upto 17.12.2026.**

**Temp ID: 1003-2023.**

1. The promoter vide letter dated 28.02.2024 has stated that Standard design-cum-SCO of Commercial Pocket have been approved vide Drawing No. DGTCP-9805 (i) to 9805 (viii) dated 15.11.2023. The said Commercial Plans / Standard Design (SCO's) were approved with proposed FAR of 85.43% for SCO's (G+3). The required fee for FAR up to 150% stands deposited along with the application for Registration of said Project. The promoter has submitted the Approval letter of service plans. However approved service estimates and plans was not submitted. Further, he had neither submitted the copy of approved Zoning Plan. In view of the above, they have requested to allow the sales of the Commercial part as per standard design/SCO.

2. The above case was placed before the Authority in its meeting held on 20.03.2024 vide Item No. 246.32 wherein it was decided that promoter should submit approved service estimates and plans as well as copy of approved zoning plan.



3. Since reply was not received from the promoter, the Authority on 08.05.2024 vide Item No. 252.03 has granted last opportunity to promoter to submit the reply before next date of hearing otherwise penal action will be taken.
4. Thereafter, vide reply dated 03.06.2024 the promoter has submitted approved copies of zoning plan and service plans however service estimates have not been submitted by the promoter.
5. The Authority in its meeting held on 07.08.2024 decided that standard design of SCOs of commercial area 0.44333 acres, approved copies of zoning plan, service plans be taken on record and uploaded on web portal of Authority. However, promoter should also submit approved service estimates in next 15 days. Authority allowed sale of commercial area. The above plans have been uploaded on the web portal of the Authority on 13/09/2024. Now, vide reply dated 12.08.2024 and 04.09.2024 the promoter has submitted service estimates.
6. As the service estimates have been submitted by promoter, Authority decided to continue permit sale of the said SCOs.



True copy

*[Handwritten Signature]*

Executive Director,  
HRERA, Panchkula

*[Handwritten Signature]*  
16/12/24

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

LA (Dhruv)