



**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 08.01.2025.**

**Item No. 274.33**

**Intimation regarding issuance of completion certificate.**

**Promoter: Zuku Exports Pvt. Ltd.**

**Project: "Residential Plotted Colony of 12.675 Acres" under DDJAY Acres in Sector 27, village Kanwala, Ambala.**

**Reg. No.: 286 of 2017 dated 10.10.2017 valid upto 09.10.2024.**

**Temp ID: 579-2019.**

1. The promoter vide letter dated 07.08.2024 has informed that DTCP, Haryana has granted completion certificate vide letter dated 10.07.2024 and requested to acknowledge it and keep it in record.
2. The matter was heard by the Authority on 28.08.20224, wherein following was observed:
  2. "After consideration, Authority decided that promoter should submit the following documents. After that request of promoter will be considered.
    - a. QPRs have only been filed upto March, 2023. It should be filed upto date of completion certificate.
    - b. Copy of demarcation plan, zoning plan and service plans/estimates.
    - c. NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt of India.
    - d. Building plans of commercial site.
  3. Adjourned on 06.11.2024."
3. The matter was then heard by the Authority on 06.11.2024, wherein following was observed:



(1)

4. "Today, it is stated by authorized representative that reply has been submitted on 04.11.2024 in the registry. Authority decided that reply be examined and report submitted on next date of hearing.

5. Adjourned to 08.01.2025."

4. On 04.11.2024, a reply has been submitted by the promoter on above-mentioned issues as follows:

- a. QPR's have been filed (up to June 2024).
- b. Copy of demarcation plan, zoning plan, service plan/estimates have been submitted.
- c. NOC for Environment clearance has not been submitted as explained below:

As per condition 2(i) of Licence no. 53 of 2017 issued by DTCP that the company shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, IF APPLICABLE before execution of development work at site.

Since, the project area is 12.675 acres which is not more than or equal to threshold limit as stated in the projects or activities listed in the Schedule annexed to notification dated 14<sup>th</sup> September, 2006 issued by Ministry of Environment & Forests, therefore the requirement of taking prior environmental clearance is not applicable.

- d. Copy of Approved Standard Design of commercial site has been submitted.

5. After consideration, Authority directs the promoter to submit a copy of service estimates before next date of hearing.

6. Adjourned to 05.03.2025.



*Handwritten signature*  
28/11/25

True copy

*Handwritten signature*

Executive Director,  
HRERA, Panchkula

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

LA (Tushar)