



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 15.01.2025.

Item No. 275.10

Request to de-freeze the plots freezed due to permission for construction of culvert over water course and submission of approved service plan & estimates.

Promoter: Jindal Realty Limited.

Project: "Jindal Smart City"- Residential Plotted Colony over an area measuring 95.262 acres situated in the revenue estate of Village Rathdhana, Sector-34, Sonipat.

Reg. No.: HRERA-PKL-SNP-499-2023 dated 25.09.2023 valid upto 15.06.2028.

Present: Mr. Jyoti Sidana, AR.

1. The Authority has registered the subject cited project alongwith the condition that :-
 - i. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department
 - iii. That the following plots shall be kept frozen till the construction of culvert over water course:-

Sr. No.	Part	Plot No.	Area of Plot (in Sqm.)
1.	Part-E	23 to 25 (3 Plots)	1391.076
2.		19	580.466
3.		86	293.043
4.		87	359.293
5.		88	419.789
6.	Part-B	38 to 45 (8 Plots)	3000
		Total Plots 15	6043.667

2. Vide letter dated 17.07.2024, Authorised signatory of Jindal Realty Limited in compliance of above has submitted a Copy of Approved Service Plans and Estimates of the Project and the copy of letter for permission to construct the culvert over the water course.



The promoter has requested to De- Freeze above plots and issue the orders for allowing the sales.

However, the promoter has not submitted the status of construction of the said culvert.

3. In this case, the condition of the licence No. 128 of 2023 dated 16.06.2023 mentions that the licensee shall submit the permission for construction of culvert/ bridge over the water course before approval of service plans/ estimates, till then the plots shall be kept frozen.
4. However, while granting registration a condition that 15 plots shall be kept frozen till the construction of culvert over water course was imposed.
5. The Promoter vide letter dated 17.07.2024 has now requested to release the said plots as permission from the competent Authority i.e., Executive Engineer, Rai, Water Supply Division. Sonipat has been obtained on 01.02.2024.
6. After consideration, Authority decided that approved service plans and estimates of project be taken on record and uploaded on web portal of Authority.
7. On 07.08.2024, Mr. Jyoti Sidana submitted that culvert over water course has not yet been constructed. On his request Authority adjourned the matter to 16.10.2024.
8. On 13.11.2024, since no reply was submitted, Authority decided to adjourn the matter to 15.01.2025. Reply has still not been received.
9. Mr. Jyoti Sidana, AR stated that no progress has been done in the construction of culvert over water course. Reply to this effect has been submitted in the registry today. Hence, Authority decided to dispose of this matter with direction to file fresh application when culvert over water course is constructed.



30/1/25

True copy

[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.

CA (Shubham)