



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 29.01.2025.

Item No. 277.41

Request for approval of Stilt+4 Floor in project "GREEHA FLOORS (Phase-II)" with the Haryana Real Estate Regulatory Authority, Panchkula.

Promoter: JMK Buildcon Private Limited.

Project: "GREEHAA FLOORS (Phase II)" Plot Nos. 538 to 547 (having stilt + 3 floors each), Street No. Cross 14, Pocket-L, Sector 8, Model Economic Township, Bahadurgarh, Distt. Jhajjar.

Reg. No.: HRERA-PKL-JJR-487-2023 dated 28.08.2023 valid upto 17.05.2025.

Temp ID: RERA-PKL-1293-2023

Present: Mr. Tarun Ranga, Advocate.

1. The Authority had registered the subject cited project on 28.08.2023.
2. Vide letter dated 11.11.2024, Authorised signatory for JMK Buildcon Private Limited had submitted the Sanctioned plans & cover letter for RERA registration of Stilt +4(S+4) Floors of "GREEHA FLOORS(Phase-II)" developed by M/s JMK Build con Private Limited under Registration Certificate – HRERA-PKL-JJR-487-2023 have been submitted. They have also mentioned that they have already submitted its related fees (total Rs 44,900/-) through various demand drafts.
3. The authorized signatory of the promoter requested to issue corrigendum to the registration certificate so that they can launch the project at the earliest.
4. In August,2023 the Authority had registered ten plots, i.e., 538-547 (having stilt + 3 floors each) forming part of Pocket L, Sector- 8, Model Economic Township, Bahadurgarh vide registration no. 487-2023 dated 28.08.2023. The project was to be completed by



17.05.2025. The promoter vide letter dated 04.11.2024 requested for issuing a corrigendum to change the registration to stilts + 4 floors each.

5. After consideration, Authority decided that promoter should submit following information/ documents before next date of hearing: -

- i. Number of floors sold.
- ii. Status of construction duly supported with certificate of a structural engineer certifying whether the structure is fit for stilt.
- iii. 2/3rd consent of allottees.

6. Vide letter dated 14.01.2025, Authorized signatory for JMK Buildcon Private Limited has submitted the following: -

- i) Document in which they have provided that no. of floors sold are 30 and no. of units unsold are 10.
- ii) Certificate of Structural engineer dated 12/01/2025 in which it is stated the project design as S+4 and has been designed by us as per the provisions of relevant IS Codes and National Building Code for structural safety in general and to resist natural disastrous/normal seismic forces which are likely to occur in related zone.
- iii) Consent letters of 21 customers.

7. Promoter has also submitted the consent of three allottees of 3rd floor over which 4th floors are to be constructed, hence, Authority decided to allow construction of stilts + 4 floors in "Greeha Floors (Phase-II)."

8. Disposed of.



True copy

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 (Dhruv)