



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-I, Panchkula.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 19.02.2025.

Item No. 279.17

Submission of approved standard design of SCOs.

Promoter: Oxygreens Infrastructure Pvt. Ltd.

Project: Commercial Pocket of "Jai Lakshmi City" received in the Project "Jai Lakshmi City" situated in Sector 20, Village- Jhajjar, Jhajjar.

Reg. No.: RERA-PKL-JJR-383-2022 dated 21.12.2022.

1. The Authority has registered the real estate project of an Affordable Residential Plotted Colony under DDJAY 2016 namely, "Jai Lakshmi City" on land measuring 8.131 acres situated in the revenue estate of Village Jhajjar, Sector-20, District Jhajjar vide Registration No. RERA-PKL-JJR-383-2022 dated 21.12.2022 being developed by Oxygreens Infrastructure Pvt. Ltd. on the conditions that:-

- i. Promoter shall submit copies of demarcation plan, zoning plan and service plans to the Authority immediately after their approval by Town & Country Planning Department.
- ii. That the promoter shall not sell any part of the commercial site measuring 0.2526 Acres unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall also allot 50% of the commercial site to the landowners (with mutual consent) before disposing of any part of commercial site.
- iii. That 50% of the residential plots coming to the share of landowners cannot be put to sale by the promoter as shown on the enclosed layout plan.

2. Now, the promoter vide letter dated 03.02.2025 had submitted the duly approved standard design of commercial pocket vide Memo No ZP-1775/AD(GK)/2024/12205 dated 16.04.2024 in compliance with the "Special Conditions" mentioned in the registration certificate.



3. The Promoter has submitted the following: -
1. Copy of the approval letter issued by DTCP (for 0.322 acres).
 2. Copy of approved plans:
 - a. Site plan and area calculation
 - b. SCO No. 1 & 2- Plan, Elevation, Section and Area Calculation
 - c. SCO No. 3 & 4- Plan, Elevation, Section and Area Calculation
 - d. Toilet Block- Ground Floor Plan, Roof Plan, Elevation & Section
 4. The promoter has requested to update the above said documents in the record of the Authority.
 5. The area of the commercial pocket has increased from 0.2526 acres (at the time of registration) to 0.322 acres (which is permissible under the statute.) The earlier fee paid is in order..
 6. After consideration, the Authority directs the promoter to submit by way of an affidavit whether the promoter would be selling the plots or constructing the commercial complex, within 1 week failing which the request of the promoter shall be rejected.
 7. Adjourned to 07.05.2025.



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.

LA (Dheerav)