



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 05.03.2025.

Item No. 280.10

Approval of standard design of commercial site measuring 0.340 acres.

Promoter: Eldeco Green Park Infrastructure Limited.

Project: "Eldeco Amaya" an Affordable Residential Plotted Colony (under DDJAY, 2016) over an area measuring 14.206 acres situated in the revenue estate of Village Rathdhana, Sector-33, Sonipat.

Reg. No.: HRERA-PKL-SNP-496-2023 dated 25.09.2023 valid upto 16.05.2028.

Temp ID: 1281-2023.

1. The Authority had registered the project on 17.10.2023 on the condition that promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.553 acres to the Authority along with deficit fee.

2. Thereafter, vide letter 10.09.2024 the promoter has submitted the approval letter with regard to standard design of SCOs for an area of 0.340 acres (1378.755 sq mtrs) approved by DTCP, Haryana on 07.02.2024. The promoter has mentioned that considering the market condition and demand, the promoter is proposing to sell/market the approved 6 plots as commercial plots. The fee has already been deposited by the applicant at the time of registration of complete area and is in order.

3. Vide letter dated 25.09.2024, the promoter was directed to submit complete set of approved plans for sites measuring 0.340 acres and 0.213 acres after which the request for sale of plots shall be considered.

4. Vide letter dated 11.10.2024, the promoter has submitted the standard design for commercial site admeasuring 0.340 acres (1378.755 sq. mtr.) and 0.211 acres (856.264 sq.



mt.), both falling under License No. 109 of 2023 dated 17.05.2023. Considering the market condition and demand, the promoter proposed to sell/ market the commercial shops instead of plots as follows:

S. no.	Area in Sq mtr	No. of shops	Achieved FAR (in sq mtr)
1	1378.755	18	1210.826
2	856.264	4	434.461

5. The above was heard by the Authority in its meeting held on 06.11.2024, wherein the Authority had decided that legible copies of approved building plans of commercial site measuring 0.211 acres be submitted. Promoter is interested in selling constructed shops, he should separately apply for registration.

6. Thereafter, the promoter vide reply dated 20.12.2024 had requested to allow the sale of the constructed shops within the Project without mandating a separate RERA registration. The reply was considered by the Authority in its meeting held on 08.01.2025 wherein the Authority observed that registration was granted for plotted commercial sites. Now, commercial sites are being constructed by the promoter. Hence, the Authority decided that promoter should apply for separate registration.

7. Today, neither anyone appeared on behalf of the promoter nor any separate application for registration of commercial sites has been filed. In view of the above, the Authority rejects the application of the promoter. The promoter is directed not to sell any part of commercial site till the same is registered by the Authority.

8. **Disposed of.**



True copy


Executive Director,
HREERA, Panchkula

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

LA (Shubham)
Anubram
M. Singh
29/3/25