



**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 30.10.2023.**

**Item No. 231.16**

**Compliance of RERA Registration No HRERA-PKL-KRK-437-2023 dated 17.04.2023 valid up to 27.09.2027.**

**Promoter: M/s Arnika Developers LLP.**

**Project: "Vinayak City" - Residential Plotted Colony on land measuring 11.85 acres situated in the revenue estate of Village Jhamra, Sector-3, Shahbad, District Kurukshetra.**

**Reg. No.: HRERA-PKL-KRK-437-2023 dated 17.04.2023.**

1. The Authority has registered the real estate project of a Residential Plotted Colony namely "Vinayak City" on land measuring 11.85 acres situated in the revenue estate of Village Jhamra, Sector-3, Shahbad, District Kurukshetra vide Registration No. HRERA-PKL-KRK-437-2023 dated 17.04.2023 being developed by Arnika Developers LLP alongwith the following special conditions:-

- i. Promoter shall submit a copy of demarcation plan, zoning plan and service plans to the Authority immediately after their approval by Town & Country Planning Department.
- ii. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.446 Acres to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the commercial pocket.

2. Now, vide letter dated 11.10.2023, Authorised signatory for Arnika Developers LLP in compliance of above conditions has submitted as under:-



- i. Demarcation Plan checked and verified by the 0/o DTP, Kurukshetra duly forwarded to STP, Panchkula vide Memo No. DTP(K)/2022/3946 dated 31.10.2022 and in turn forwarded by 0/o STP, Panchkula to DTCP, (HQ) vide Memo No. STP(P)/LC-50/AD/2022/4423 dated 09.11.2022.
  - ii. Zoning Plan approved by DTCP (HQ) vide Memo No. ZP-1664/PA (DK/2023/5536 dated 23.02.2023.
  - iii. Service Plan Estimate approved by DTCP, (HQ) vide Memo No. LC-4654/JE(RK)/2023/25506 dated 04.08.2023 along with the
    - a. Sewerage Plan
    - b. Storm Water Drainage Plan
    - c. Domestic Water Supply Plan
    - d. Flushing Water Supply Plan
    - e. Road Layout Plan
3. Promoter has stated that they desire to develop the Commercial pocket measuring 0.46632 acres as Shops-cum-Offices (SCO) for which the standard design have been approved by DTCP (HQ) vide Memo No. ZP-1664/ID (SP)/2023/28934 dated 01.09.2023, copy enclosed along with approved Drawing Nos. DGTCP-9544 (I to VI) dated 29.08.2023 of
- a. Site Plan - Drawing No. DGTCP-9544
  - b. SCO No. 01 & 02 (Mirror) - Drawing No. DGTCP-9544
  - c. SCO No. 03 & 14 (Mirror) - Drawing No. DGTCP-9544
  - J. SCO No. 04, 06, 08, 10 & 12 - Drawing No. DGTCP-9544
  - c. SCO No. 05, 07, 09, 11 & 12A - Drawing No. DGTCP-9544
  - f. Public Utilities - Drawing No. DGTCP-9544
4. The total FAR achieved (as per Site Plan) is 2215.08 sqm which works out to INR 33,226.20 whereas the registration fee paid as per REP-I Part A is= 0.474 acres \* 4047 sqm \* 150 FAR \* INR 15/-= 2877.417 sqm \* Rs. 15= INR 43,161/- and thus, the fee paid is in excess and no additional fee is payable.
5. Promoter has further proposed to have a separate ESCROW account for Commercial pocket (i.e., 14 SCOs) and the details of account opened is as under-



*Arnika Developers LLP - RERA Collection A/c, ICICI Bank, Model Town, Sonipat,  
Account No. 03020 500 3938, IFSC Code ICIC0000302*

6. In addition, separate Escrow account no. 50200076664198 with HDFC Bank Rohtak Road Branch, Sonipat (IFSC - HDFC0002557) is for the residential component. Copy of Form REP-I Part-D for Residential component has been submitted along with the new ESCROW account for Commercial Component in REP-I Part-D is attached by the promoter.
7. Promoter has requested the Authority to issue necessary orders for selling of the commercial component and oblige.
8. After consideration, Authority decided that promoter should follow the provision of RERA Act, 2016 and close the bank account in ICICI Bank, Model Town, Sonipat as only one RERA account can be maintained by promoter under intimation to Authority. After that request of promoter will be considered.
9. Adjourned to 08.01.2024.



*[Handwritten signature]*  
14/11/23

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.

*CA (Sankhary)*