



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 04.06.2025.

Item No. 289.04

Submission of approved standard design of SCOs in Commercial Pocket.

Promoter: Oxygreens Infrastructure Pvt. Ltd.

Project: "Jai Lakshmi City" situated in Sector 20, Village- Jhajjar, Jhajjar.

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

1. Haryana Real Estate Regulatory Authority, Panchkula 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, 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 a copy 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 the 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. 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 plan

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. On 19.02.2025, after consideration the Authority observed that the area of the commercial pocket has increased from 0.2526 (at the time of registration) to 0.322 acres (which is permissible under the status). The earlier fee paid is in order. The Authority asked the promoter whether they would be selling the plots or constructing the commercial complex in the form of an Affidavit.

6. Vide reply dated 10.03.2025, the promoter submitted an affidavit mentioning that our share of the Commercial Pocket (SCO) shall be sold as a plot.

7. Also vide reply dated 10.03.2025, the promoter has submitted Approved Revised Layout cum Demarcation Plan, Zoning Plan and Service Plan & Estimates of the above said project.

8. There are 4 SCOs approved on an area measuring 0.322 acres with total built up area of 2330.425 sqmtr. and total FAR of 1593.080 sqmtr. 50% of the commercial area belongs to the land owners.

9. On 07.05.2025, Adv. Om Singh appeared on behalf of the promoter and submitted that all the common facilities in the commercial complex will be provided and maintained by the promoter. The Authority directed the promoter to submit the same in the form of an Affidavit before the next date of hearing.

10. Now vide letter dated 22.05.2025, the Promoter has submitted an affidavit stating the following: -

1. That M/s Oxygreens Infrastructure Pvt. Ltd. is the promoter of the Affordable Residential Plotted Colony named "Jai Lakshmi City", located in Sector 20, Jhajjar, Haryana, which is duly registered with Haryana Real Estate Regulatory Authority



(HIRERA) under Registration Number HIRERA- PKI.-JJR-383-2022 dated 21.12.2022.

2. That in the said project, a Commercial Pocket (SCO) measuring 0.322 acres has been proposed for which the Standard Design Plan has been approved by the competent Authority.
3. That we confirm and declare through this Affidavit that the Utility Block, as shown in the approved Standard Building Plan for the said Commercial Pocket, has already been developed strictly as per the sanctioned plan.
4. That we further undertake that M/s Oxygreens Infrastructure Pvt. Ltd. shall be responsible for the connection of the said Utility Block to all required external services such as water supply, sewerage, electricity, and other applicable utilities as per the norms and guidelines of the Competent Authorities.
11. Along with the above the promoter has also submitted photographs of the utility block.
12. After consideration, the Authority decided to permit sale of the commercial area. The Promoter is also directed to submit the soft copy of the same so that the documents can be uploaded online. **Disposed of.**



True copy


Executive Director,
HIRERA, Panchkula

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

LA 20/12/24