



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 03.09.2025.

Item No. 298.17

Request for updating of Revised Demarcation-cum-Zoning Plan in the Project.

Promoter: Jindal Infra Build Private Limited.

Project: "Vision Pride" an Affordable Residential Plotted Colony (under DDJAY, 2016) over an area measuring 12.156 acres situated in the revenue estate of Village Garh Shahjahanpur, Sector 17, Sonipat.

Reg. No.: HRERA-PKL- SNP-605-2024 dated 12.07.2024 valid upto 07.05.2028.

Present: Sh. Arvind Kumar, Director alongwith Sh. Jyoti Sidana on behalf of promoter.

1. The Authority, Panchkula has registered the above project on 12.07.2024
2. Now, vide letter dated 25.07.2025, the promoter has informed that the Layout Plan and Zoning Plan was approved with the density of 13.5 PPA. Further, the Government has allowed the density upto 18 PPA in which Stilt+4 policy was continued in the state of Haryana. Hence, they had applied to DTCP office for issuance of Revise Demarcation-cum-Zoning Plan with revised density. The office of DTCP has issued revised Demarcation-cum-Zoning Plan on 24.07.2025. Further, the promoter has submitted that No Third-Party rights have been crated till the date in this Project. List of Plots has also been enclosed by the promoter.
3. Thereafter, the promoter vide letter dated 18.08.2025 was directed to get the service plan estimates approved for a density of 18 Persons Per Plot from the competent Authority and submit a copy of the same to the Authority within a period of 15 days so that, request could be examined.



Now, vide reply dated 21.08.2025 has informed that the Service Plan and Estimates have not yet been approved for this Project. They have applied and are in process to get the approval of revised Demarcation-cum-Zoning Plan of this Project which is now approved on dated 24.07.2025. Further, as per Condition No. iii of the RERA Registration, they submitted that "we shall submit copy of Service Plan / estimates to the Authority immediately after their approval by the Town & Country Planning Department". In view of the above, the promoter requested to take the above into record and publish the Revised Plan (Demarcation-cum-Layout Plan) into Authority's portal for information to general public.

4. Vide another reply dated 22.08.2025, the promoter has submitted a notarised undertaking affirming: -

- a. That the Demarcation-cum-Layout Plan for this Project stands revised vide DTCP Office Letter memo No. 24.07.2025.
- b. That No Third-Party rights have been created in the said Project and No plot sold to any third Party till the date.
- c. That the Service Plans and Estimates of this Project has not yet applied.
- d. That they shall submit the copy of Service Plan / Estimates after its approval from the office of DTCP, Haryana.

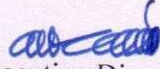
5. In view of the above, the promoter requests to take the above on record and upload the revised Demarcation-cum-Zoning Plan on RERA portal.

6. The Authority decides to take on record the above plans and directs the promoter to submit a copy of approved Service plan/estimates within two weeks of its approval.

7. Disposed of.



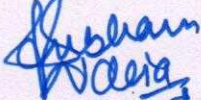
True copy


Executive Director,
HRERA, Panchkula

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

(LA Snigdham)

STP


15/9/25