



**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 12.11.2025.**

**Item No. 304.41**

**Request to de-freeze the plots freezed due to permission for construction of culvert over water course.**

**Promoter: Jindal Realty Limited.**

**Project: "Jindal Smart City"- a residential plotted colony over an area measuring 95.262 acres situated in the revenue estate of Village Rathdhana, Sector-34, Sonipat.**

**Reg. No.: HRERA-PKL-SNP-499-2023 dated 25.09.2023 valid upto 15.06.2028.**

**Present: Sh. Rajesh Garg alongwith Sh. Jyoti Sidana on behalf of promoter.**

1. The Authority, has registered the subject cited project alongwith the condition that: -
  - i. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department
  - iii. That the following plots shall be kept frozen till the construction of culvert over water course: -

<b>Sr. No.</b>	<b>Part</b>	<b>Plot No.</b>	<b>Area of Plot (in Sqm.)</b>
1.	Part-E	23 to 25 (3 Plots)	1391.076
2.		19	580.466
3.		86	293.043
4.		87	359.293
5.		88	419.789
6.	Part-B	38 to 45 (8 Plots)	3000
		<b>Total Plots 15</b>	<b>6043.667</b>

2. Earlier, vide letter dated 25.06.2025, the promoter had informed that the Culvert over the 7 Plots mentioned below have been constructed at site for which passage for prospective allottees of the below mentioned plots made cleared for general public use. The Photographs



with Affidavit were enclosed to the effect that the said Culvert over the Water Course stands constructed at site and functional as on date, Further, a Certificate from Engineer stating the said constructed culvert is fit for use of General Public/ plot owner etc, is also enclosed.

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2.		19	580.466
3.		86	293.043
4.		87	359.293
5.		88	419.789
		<b>Total Plots 7</b>	<b>3043.667</b>

3. In view of the above, the promoter vide letter dated 24.07.2025 was informed that their request to de-freeze the plots was considered and it was decided that the promoter should either get the construction of the culvert certified from the irrigation department or DTP, Sonipat so that their request could be considered.

4. Now, the promoter vide another letter dated 28.10.2025 has again approached this Authority mentioning that construction of culvert over the water course falling in the aforementioned Project have been constructed at site. The report from Sub Divisional Officer, Sonipat W/s Sub Division Sonipat has issued letter vide Memo No. 1343-44/1-M dated 16-10-2025 confirming that all the structures of culverts found safe at site as per permission given by the Department vide their office letter No. 143/M dated 01/02/2024.

5. The promoter has requested to de-freeze the 15 Nos. of Plots and issue the appropriate orders for registration/ permission for sale may kindly be granted.

6. On perusal of records, it is found that no such permissions as averred by the promoter have been enclosed with the letter dated 28.10.2025.

7. During the course of hearing Sh. Jyoti Sidana appearing on behalf of promoter submitted the status report for construction of culvert duly approved from the Sub Divisional Officer, Sonipat. After consideration Authority decides to defreeze the plots which were kept frozen vide special condition (iii) of the registration certificate. Corrigendum be issued accordingly. Disposed of.

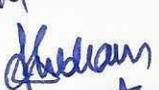


True copy

  
Executive Director,  
HRERA, Panchkula

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

STP (away)

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