



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 04.02.2026.

Item No. 312.32

Submission of CC, service plans and zoning plan.

Promoter: M/s Sankalp Infraline LLP.

Project: "Sankalp City" an Affordable residential plotted colony under DDJAY on land measuring 5.70 acres situated in Sector-15, Jind.

Reg. No.: 307 of 2022 dated 09.05.2022 valid upto 31.12.2026.

License no. 08 of 2022 dated 20.01.2022 valid upto 19.01.2027

1. Vide letter dated 25.03.2025, the promoter has submitted copy of zoning plan, copy of service plan estimates & service plans and copy of Completion certificate dated 10.03.2025 (issued vide memo. no. LC-4338/Asstt. (MS)/2025/8365).
2. QPRs have been uploaded upto 31.12.2024. The promoter has not submitted copy of demarcation plan, building plans of commercial pocket measuring 0.225 acres and environment clearance certificate (and soft copy of all the documents submitted).
3. The promoter states that no standard design/SCO approved for this project and no commercial sold to any third party and requests to upload the CC on the website so that project shall be shown as completed in all respects.
4. The promoter was requested to submit copy of demarcation plan, building plans of commercial pocket measuring 0.225 acres, Environment Clearance certificate and soft copy of all the documents so submitted.
5. On 14.05.2025 Sh. Jyoti Sidana Authorised representative informed that the promoter will submit their reply shortly and requested for short adjournment and request of the representative was accepted by the Authority. No reply from the promoter was received.



6. On 13.08.2025, Sh. Jyoti Sidana appeared on behalf of the promoter and submitted that they have submitted a reply today and Building plans/Standard Design of commercial pocket have not been applied for approval and the said commercial site has not yet been sold to the 3rd party. The Authority after consideration, directed the promoter to submit an affidavit stating the date of completion of the Commercial area and the date on which facilities of the said area will be available. The Authority also directed the office to examine the reply submitted today and place it on the next date of hearing.
7. Vide reply dated 13.08.2025, the promoter has submitted the following:-
- i. *Copy of Demarcation Plan.*
 - ii. *Building Plans Standard Design of Commercial Pocket of 0.225 Acres has not applied for approval and the said commercial site has not yet been sold to third Party.*
 - iii. *As per Office memorandum dated 05.05.2022: issued by Ministry of Environment, Forest and Climate Change, Govt. of India, the Environmental Clearance is applicable on the projects with built up area of 20,000 sqm and above. Hence in the present case EC is not applicable.*
8. The Authority observed that the copy of the demarcation plan submitted by the promoter is not legible. Also the promoter has not submitted an affidavit stating the date of completion of the Commercial area and the date on which facilities of the said area will be available.
9. After consideration, the Authority granted one final opportunity to the promoter to submit a legible copy of the demarcation plan along with an affidavit specifying the date of completion of the commercial area and the date from which the facilities in the said area shall be made available.
10. Vide replies dated 30.01.2026 and 04.02.2026, the promoter has submitted a legible copy of the demarcation plan along with an affidavit specifying the following:-
1. *That the project is completed in all respect and office of DTCP Haryana has issued Completion Certificate 10.03.2025 for this project.*
 2. *That the Standard design-cum-SCO of the Commercial Pocket of area measuring 909.855 Sqm have been approved vide dated 31.12.2025.*
 3. *That the Commercial Plots will be sold by the Company as per approved Standard Design-cum-SCO.*



4. That the services made available in the commercial pocket on or before 15 February, 2026. The main lines have already laid down by the Company during the processing of Completion Certificate for this Project.

5. That the Commercial facilities will be made available at site on or before 30.09.2026

11. The promoter has submitted the copy of Standard design-cum-SCO of the commercial Pocket of area measuring 909.855 Sqm approved vide Memo No.:- ZP-1578/sd(pk)/2025/50272 dated 31.12.2025.

12. The Authority after consideration decided to take on record the documents submitted by the promoter along with the completion certificate and upload it on the web portal of the Authority. **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

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LA DHR/GV

11/03/26