



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 01.04.2026.

Item No. 317.23

Submission of details of Standard Designs of commercial pocket measuring 1898.119 sq. mtrs, as per special conditions mentioned in the RC.

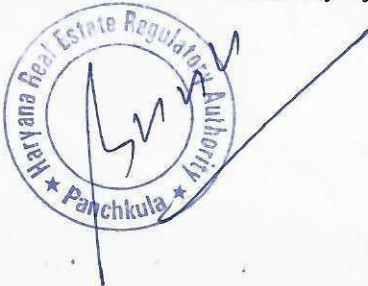
Promoter: Unity Meadows LLP.

Project: "Eco City Hills" an Affordable residential plotted colony on land measuring 12.66 acres situated in the revenue estate of Village Billah, sector-14, Kot Behla Urban Complex, District Panchkula.

Reg. No.: HRERA-PKL-PKL-557-2024 dated 05.03.2024 valid upto 10.01.2027.

Temp ID: 1335-2023.

1. The Authority imposed special condition in RC No. HRERA-PKI-PKL-557-2024 dated 05.03.2024 that *"Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.469 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket."*
2. The promoter has submitted copy of approved standard designs of 0.4693 acres commercial pocket of the residential plotted project on 27.05.2025.
3. QPRs have been uploaded upto 31.03.2025.
4. The matter was heard by the Authority on 30.07.2025, in Item No. 294.21, in which Authority observed that:
"8. After consideration, Authority directs the promoter to send soft copy of the standard designs (upto 5 MB size) on the official mail of the Authority, so that same may be uploaded on the web portal of the Authority. 5. Adjourned to 08.10.2025. "
5. No mail regarding standard designs (upto 5MB size) has been sent on the official mail of the Authority by the promoter till date.

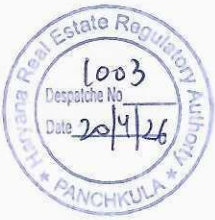


6. On 08.10.2025, no one appeared on behalf of the promoter. No mail regarding standard designs have been received on the official mail of the Authority. After consideration, Authority granted one last opportunity to the promoter to comply with the orders dated 30.07.2025. The office is also directed to send a copy of these orders to the promoter through registered post and email.
7. In compliance of the aforesaid, a copy of the orders were sent to the promoter through e-mail on 30.10.2025; and via registered post on 30.10.2025, which was successfully delivered on 01.11.2025.
8. Promoter vide reply dated 05.01.2026, has submitted the soft copy of standard designs.
9. The Authority in its meeting dated 24.12.2025 vide agenda item 308.45 observed that the zone of Kot Behla and Alipur is divided into two development plans, of which one falls under the low potential zone and other into high potential zone. The promoter has paid a fee considering the project into a low potential zone. Accordingly, the promoter has to submit the deficit fee of ₹2,89,217/-.
10. The Authority, on the last date of hearing, i.e., 14.01.2026 had directed the promoter to deposit the deficit fee of ₹2,89,217/-. The promoter had already deposited the said penalty of ₹2,89,217/- vide reply dated 03.02.2026 and agenda relating to the same has also been disposed of on 11.03.2026.
11. After consideration, the Authority decides to take on record the standard design of commercial pocket measuring 1898.119 sq. mtrs. The plans be uploaded on the web portal. Disposed of.

True copy

Secretary (Acting),
HRERA, Panchkula

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



CA Shalgham
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STP

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