



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 22.04.2026.

Item No. 319.14

Submission of Approved Standard Design of DDSs under Commercial Pocket.

Promoter: Shri Shyam Developer.

Project: "Marina Walk" an Affordable Residential Plotted Colony under the Deen Dayal Jan Awas Yojna on land measuring 16.4875 Acres situated in the revenue estate of Village Telipura & Jagadhari, Sector-28 Yamunanagar.

Reg. No.: HRERA-PKL-YNR-818-2026 dated 05.12.2025 valid upto 08.10.2030.

Temp ID: 1882-2025.

1. The Promoter vide letter dated 07.04.2026 has provided the following in compliance of Special Condition vi:

"Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.581 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."

"This is with reference to the subject cited above, we are hereby submitting the approval letter alongwith approved Standard Design-cum-DSS Plans of Commercial pocket of an area measuring 2349.82 Sqm (0.581 Acre) falling in the Project namely "Marina Walk" an Affordable Plotted colony over an area measuring 16.4875 Acres, falling in Sector-28, Yamunanagar, Haryana.

Please find enclosed herewith the approved Standard design of DSS's of Commercial Pocket approved vide Drawing No. DTCP-12000 (i to iv) dated 18.03.2026. The said Commercial Plans Standard Design (DSS) were approved with proposed FAR of 68.83% for DSS. The required fee for FAR upto 1.50% stands deposited alongwith the application for Registration of said Project.



Further, as per collaboration agreement, the DSS's allocated to the land owner (Sh. Jagbir Singh) have been declared and Joint Undertaking (Allocated Comm. DSS Plot) executed with the land owners & Developer is enclosed.

In view of the above, kindly acknowledge the above in compliance of Registered Project namely "Marina Walk" and issue orders for allowing the sales of the Commercial part as per standard design /DSS's."

2. The following are the commercial plots coming to the share of the Land Owner in lieu of the collaboration agreement:-

Name of Land Owner	Plot Type	Plot Number	Total Area (In Sqm)
Jagbir Singh Dhanoa	DSS	8	70.208
	DSS	9	70.208
		Total	140.416

3. The Authority after consideration decided to take on record the approved standard designs of the commercial area. The promoter is directed to submit a soft copy of the same within 15 days so that it could be uploaded on the web portal of the Authority. The office is also directed to issue a corrigendum regarding the list of commercial plots coming to the share of the land owner. **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.

LA ~~DIKRAV~~
KANUPRIYA

~~ad~~
11/5/26
STP (away)

Jand ✓
13/5/26