



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, hrerapl-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 22.07.2026

Item No. 326.53

Request for updating project details as per Revised Layout Plan and Submission of revised approved Layout-cum-Demarcation Plan and Demarcation cum Zoning Plan.

Promoter: SVSJ Builders LLP.

Project: "NIRVANA COUNTY" – a Residential plotted colony on land measuring 10.6875 acres in the revenue estate of Village Jalalpur Khurd, Sector-22, Jind.

Reg. No.: HRERA-PKL-JND-908-2026 2. Dated: 22.05.2026 Valid Upto 01.03.2031.

Temp ID: RERA-PKL-2005-2026.

1. The Director, Town & Country Planning has granted license no. 37 of 2026 dated 02.03.2026 valid upto 01.03.2031 for setting up of a Residential plotted colony on land measuring 10.6875 acres in favour of SVSJ Builders LLP. Based on this license, the Authority had registered the real estate project namely "NIRVANA COUNTY" situated in the revenue estate of Village Jalalpur Khurd, Sector-22, Jind.

2. Vide letter dated 03.06.2026, the promoter has informed that previously the Layout Plan was approved inadvertently without depicting the alignment of the proposed 24-meter wide road. The Layout Plan and Demarcation-cum-Zoning Plan were revised so as to incorporate the alignment of the aforesaid Road and the revised plans have now been duly approved by the competent Authority.

3. The Promoter has submitted following documents and requested to take the same on record:

- i. Approved Layout-cum-Demarcation Plan along with approval letter.
- ii. Approved Demarcation-cum-Zoning Plan along with approval letter.
- iii. Affidavit stating that till date no sale, allotment or transfer of plots in the said project has been made.



1/2

- iv. Provided updated details of Land Area utilisation and updated area of plots with the same number of plots.
4. The Promoter has stated that the revised approved plans supersede the earlier approved layout to the extent of the alignment of the aforesaid 24-meter wide road. The Promoter has requested to take on record the aforesaid documents on record and update the details on the web portal of the Authority.
5. On 24.06.2026, the Authority directed the Promoter to submit revised A-II Form in view of revised layout plan, demarcation and Zoning Plan after that request of the Promoter will be considered.
6. Vide reply dated 03.07.2026, the Promoter has submitted revised A-II Plan wherein land utilization table and Plot Details have been updated in REP-I Part C in view of the revised layout plan of the project.
7. Today, in view of the above, the Authority decides to take on record revised A-H Plan wherein land utilization table and Plot Details have been updated in REP-I Part C in view of the revised layout plan of the project along with revised Approved Layout-cum-Demarcation Plan and Approved Demarcation-cum-Zoning Plan. Corrigendum regarding revised land utilization table and revised plot details be issued. The office is also directed to upload revised A-II form along with the corrigendum and upload revised approved Layout, Demarcation and Zoning plan on the web portal of the Authority.
8. **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.

all
26/8/26

STP

Kall

26/08 (A-KaKul)