



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 20.03.2024.

Item No. 246.32

Submission of Approved Standard Design under Commercial Pocket of 0.44333 Acres (1794.12 Sqm) falling in the already registered project.

Promoter: IMT Developers Private Limited.

Project: "IMT Green"- an affordable residential plotted colony on land measuring 11.156 acres situated in Sector 29, Bahadurgarh.

Reg. No.: HRERA-PKL-JJR-292-2022 dated 17.02.2022 valid upto 17.12.2026.

Temp ID: 1003-2022.

1. The Authority has registered the subject cited project on 03.02.2023 on the conditions that:-

- i. *Promoter shall submit a copy of demarcation plan, zoning plan and service plans to the Authority immediately after their approval by Town & Country Planning Department.*
- ii. *Promoter shall get the building plans approved in respect of commercial pocket measuring 0.443 Acres and submit the same to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the commercial pocket.*

2. Now, in view of the condition no ii above, the promoter has stated that Standard design-cum-SCO of Commercial Pocket have approved vide Drawing No. DGTCP-9805 (i) to 9805 (viii) dated 15.11.2023. The said Commercial Plans / Standard Design (SCO's) were approved with proposed FAR of 85.43% for SCO's (G+3). The required fee for FAR up to 150% stands deposited along with the application for Registration of said Project.



3. The promoter has submitted the Approval letter of service plans. However approved service estimates and plans have not been enclosed. Further, he has neither submitted the copy of approved Zoning Plan.
4. In view of the above, they have requested to allow the sales of the Commercial part as per standard design/SCO. QPRs have been filed till December 2023.
5. After consideration, Authority decided that promoter should submit approved service estimates and plans as well as copy of approved zoning plan.
6. Adjourned to **08.05.2024**.



True copy

Executive Director,
HRERA, Panchkula

3/4/24.

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

LA (shubham)