



**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 21.11.2023.

Item No. 233.26

Submission of consent for revised layout plan.

Promoter: M/s Ambition Colonizers Pvt. Ltd.

Project: "Springwoods City" - affordable plotted colony DDJAY over an area measuring 7.505 Acres situated in the revenue estate of village Maheshwari, sector-22, Dharuhera, Rewari, Haryana.

Reg. No.: HRERA-PKL-RWR-99-2019.

1. This matter was considered by the Authority in its 220<sup>th</sup> meeting held on 26.07.2023, vide Item No. 220.08, wherein the Authority had passed the following resolution:-

"1. This matter was heard by Authority on 19.06.2023 and ordered as under:

1. A letter dated 01.05.2023 has been received from promoter "Ambition Colonizers Pvt. Ltd." with Registration no. HRERA-PKL-RWR-99-2019 (license no. 15 of 2019 dated 11.02.2019) for submission of revised layout plan of affordable plotted colony DDJAY over an area measuring 7.505 Acres situated in the revenue estate of village Maheshwari, sector-22, Dharuhera, Rewari, Haryana.

2. Area of layout plan submitted at the time of registration and revised layout plan (received on 01.05.2023) is same i.e. 7.505 Acres.

3. After consideration, Authority decided to ask the promoter to submit following information/documents:

i. As the layout plan has been revised, copy of consent of 2/3'd allottees be submitted.

ii. Details of variation in the size of plot areas given in the letter dated 01.05.2023 be explained.

iii. Details of allotted/ un-allotted plots be given.

2. Promoter vide reply dated 07.07.2023 has submitted as under:



- i. Approval of revised layout plan of affordable plotted housing colony DDJAY-2016 for an area measuring 7.505 acres situated in Sector-22, Dharuhera, District Rewari, being developed by Ambition Colonizer Pvt. Ltd. & SKG Buildcon Pvt. Ltd. has been received from DTCP with Memo No. ZP-1318/JD(NK)/2023/3594 dated 07.02.2023 and Memo No. ZP-1318/JD(NK)/2023/7939 dated 16.03.2023.
- ii. Table showing variation in the size of plots.
- iii. Advertisement in newspaper-Dainik Bhasker and The Tribune on 9 February 2023.
- iv. List of 164 plots [without plot no. 13(no plot) & 50(deleted)]. Out of 164 plots, 85 plots are allotted.

3. As per the directions of DTCP, promoter invited objections through notice in newspapers and through speed post to allottees. The promoter made available the earlier approved and revised layout plan being approved in-principle at the STP Gurgaon office, project site, sales office and company website and no objection has been received from the allottees/ general public on the said revision layout.

4. Authority observes that layout plan of project has been revised. After consideration Authority decided that promoter should get written consent of 2/3<sup>rd</sup> allottees as required under Section-14(2)(ii) of RERA Act, 2016. After receipt of 2/3<sup>rd</sup> consent of allottees, matter will be considered.

5. Adjourned to 18.09.2023."

2. On 19.09.2023, Authority acceding to the request of the promoter adjourned the matter to 20.11.2023.

3. The promoter vide reply dated 15.11.2023 has submitted written consent from 58 allottees. Earlier the promoter submitted that out of 164 plots, 85 plots were allotted. Revised layout plan has to be updated on record.

4. After consideration, Authority decided that revised layout plan be uploaded on web portal of Authority and taken on record. Promoter should upload up to date QPRs of project as these are uploaded up to March 2023.



*[Handwritten signature]*  
5/12/23

True copy

*[Handwritten signature]*

Executive Director,  
HRERA, Panchkula

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

LA(Maunika)