



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 06.03.2024.

Item No. 244.05

Extension of registration under Section-6 of RERD Act, 2016 and change in email id of the project.

Promoter: M/s Jindal Realty Limited.

Project: "Jindal Realty City (Phase-III)" – residential plotted colony on land measuring 20.63 acres situated in Sector 33, 34 and 35, Sonapat.

Reg. No.: 165 of 2017 dated 29.08.2017 valid upto 31.12.2022. Covid extension granted upto 30.09.2023.

Present: Mr. Rajat Handa & Mr. Jyoti Sidana on behalf of promoter.

1. This matter was heard by the Authority on 10.01.2024 vide item no. 238.14 wherein the Authority had decided that area for which extension has been applied has not been clearly indicated on the layout plan. Promoter was also directed to submit cogent reasons as to what are the extraordinary circumstances that the project has not been completed on time.

2. However, on 23.02.2024, the promoter has replied to the observations made by the Authority as under:-

a. The promoter has annexed latest Engineer certificate and Architect certificate which evidences that Phase III of the project is 97% complete in terms of actual physical progress. The Phase III of the Projects consisted of plots, villas and build up floors as under:-

Project	Total Units	Completion granted	Pending	No to be obtained
Villa	147	147	0	0
Floor	337	324	12	3



- b. Further, the Applicant has enclosed layout plan wherein Phase-III, is marked in yellow colour.
- c. Phase-III comprises of Block G along with plots and built up units in various pockets. Out of these marked units, maximum portion of pocket G the development and construction activity has been completed in all the built up units and OCs have also been received for all the highlighted units barring just 5 units marked in pocket G. Also, the marked portion as highlighted in the layout annexed, which forms part of Pocket G, is the portion which is complete and for which Part Completion Certificate (CC) has already been applied for.
- d. The Applicant has duly filed an application for obtaining part completion over the entire area of 121.156 acres under licence No. 24 of 2014 and License No. 71 of 2009 and the area covered under Phase III of the project falls under this application of the Part Completion. In furtherance to the application for obtaining part CC, the applicant also submitted, report of SE, HSVP Circle Rohtak as submitted to the Chief Engineer-1, HSVP, Panchkula describing the external services as required in the Applicant's Project as completed in all respects.
- e. Also, the Applicant has submitted the report of SE, UHBVN, Panchkula submitted to SE/Planning, HVPNL, Panchkula and forwarding letters issued by SE/Planning, HVPNL, Panchkula to DTP (HQ), Haryana recommending issue of Part Completion certificate to the Applicant's Project.
- f. Further, the Applicant has submitted report submitted by DTP, Sonipat to STP, Rohtak and report of STP, Rohtak submitted to the Director General, Town and Country Planning, Haryana, Chandigarh which states that area marked pocket G (Part), N, H, M, J (Part) are complete and area marked Pocket G, K, L (shown in yellow colour) are not completed at site. The part completion qua the development of the area under Block B,C,D,E.F has already been granted by DTCP in the year 2016.
- g. The applicant has submitted that the development and construction work in G-pocket is complete. However, the same was not considered as complete in the above stated reports for grant of part completion, as construction of 12 mtr road that is shown as per the layout, is still not completed due to undue interference by local people who in order to gain undue favours from the Applicant were trying to intentionally disrupt the



construction activity being undertaken. The said issues have now been laid to rest and the Applicant is undertaking to complete the construction of the 12 mtr road as per the layout within a short period of time. The developmental work in Phase III, is complete in all respects barring a small extent of pocket G which shall be completed in a short span of time.

- h. Regarding reasons for delay of the Project, the promoter has stated that the present extension is to cater to the unforeseen delay caused in completing the project. The reasons as mentioned by promoter are:-
- i. COVID 19 restrictions
 - ii. Large scale farmer protest which took place immediately post covid restrictions were lifted whereby the connectivity of the Project, which is located in the vicinity of the Haryana - Delhi Singhu border, was cut off due to the blockading of roads and supply of construction material and personnel, became impossible due to the blockages.
 - iii. Ban on construction activities imposed in the NCR region from time to time due to prevalent SMOG and rise in PPM level in the atmosphere from time to time, especially during winter months.
 - iv. The issue caused by local inhabitants of nearby areas obstructing development of certain parts of Pocket G in order to seek undue gains also caused delay in completion of the Project.
- i. Despite the above hindrances faced by the Applicant in completing the development of the Project, the Applicant has completed 97% development of Phase III of the Project.
- j. The Applicant has submitted that the change of registered E-mail ID which has been duly brought on record before this Honorable Authority vide earlier reply dated 23.12.2023, has been duly published in hindi and english newspapers. The copy of newspaper publications are enclosed.
3. The promoter, therefore, has requested to grant extension of registration up till 30.09.2024. The applicant will suffer irreparable loss if the same is not granted despite bona-fide intentions and best efforts of the applicant.



4. Authority observes that Engineer Certificate submitted by promoter is for entire colony of 214.718 acres and not for registered project of 20.63 acres. Architect Certificate is also not clear. After consideration, Authority decided as under:-
- Promoter should submit the approval of constructing villas and floors.
 - FAR of the floors.
 - Size of plots in detail with plot numbers.
 - Area of three different pockets.
5. The above information be submitted one week before next date of hearing.
6. Adjourned to 24.04.2024.



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19/3/24.

True copy

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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 Shubham