



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 21.05.2024.

Item No. 254.16

Submission of Demarcation plan, zoning plan, service plans and building plans as per special condition mentioned in the RC.

Promoter: Alphacorp Development Pvt. Ltd.

Project: 'Alphacorp Hanu Enclave' an affordable residential plotted Colony on land measuring 5.087 acres situated in the revenue estate of village Kailash, sector-28A, Karnal.

Reg. No.: HRERA-PKL-KRL-428-2023 dated 20.03.2023 valid upto 27.12.2027.

Temp ID: 1203 of 2023.

Present: Mr. Keshav, Authorized Representative.

1. The Authority has imposed the following special conditions in RC No. HRERA-PKL-KRL-428-2023 dated 20.03.2023:

- 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 submit duly approved building plans approved in respect of commercial pocket measuring 0.201 acres to the Authority along with deficit fees, if any. Till the, the promoter shall not sell/dispose of any part/unit of the commercial pocket.

2. Vide letter dated 12.02.24, the promoter has submitted the following:

- i. Approval letter of layout cum Demarcation plan;
- ii. Approval letter and approved copy of zoning plan dated 07.11.2023;
- iii. Service plans and approved service estimates dated 02.11.2023;



iv. Approval of Standard Design of DSSs in commercial site measuring 816.50 sqm forming part of affordable residential plotted colony measuring 5.087 acres dated 07.02.2024.

The promoter has not submitted approved copy of layout cum demarcation plan and soft copy of all the information/documents submitted above.

3. Vide letter dated 02.05.2024, the promoter was asked to submit copy of approved layout cum demarcation plan and soft copy of all the documents be emailed. The matter was fixed for hearing on 22.05.2024. Letter dated 02.05.24 was delivered to the promoter on 14.05.2024.

4. Vide an email dated 16.05.24, the promoter has informed that the DTCP does not issue the approved drawing of demarcation plan, they only issue the approved letter for the same. Other than that all the drawings have already been submitted. The Promoter has duly sent soft copies of the following :

- i. Approval letter of layout cum Demarcation plan;
- ii. Approval Letter of service plan/estimate.
- iii. Approved Zoning Plan.
- iv. Approved Standard Designs and its approval Letter.

5. Authority observes that all the documents as well as soft copies of documents have been submitted. Hence, Authority decided that approved demarcation plan, zoning plan, service plans/ estimates and approved standard designs be taken on record and uploaded on web portal of Authority.



True copy

Executive Director,
HRERA, Panchkula

28/5/24.

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

LA (Kakul)