



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 07.08.2024.

Item No. 261.06

Submission of Approved Zoning Plan and Standard Design under Commercial Pocket of 0.5067 Acres falling in the Project.

Promoter: SVSJ Buildcon Private Limited.

Project: Residential Plotted Colony namely "NIRVANA CITY" on land measuring 13.006 acres situated in the revenue estate of Village Jhamra Shahbad & Rattangarh, Sector-3, Shahbad, Kurukshetra

Reg. No.: HRERA-PKL-KRK-381-2022 dated 06.12.2022 valid up to 10.10.2027.

Present: Mr. Jyoti Sidana, Authorized Representative.

1. Haryana Real Estate Regulatory Authority, Panchkula has registered the subject cited project alongwith the condition 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) That the promoter shall not sell any part of the commercial site measuring 0.507 Acres unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall also allot 50% of the commercial site to the landowners (with mutual consent) before disposing of any part of commercial site.
2. Now, vide letter dated 17.07.2024, Authorised signatory of SVSJ Buildcon Private Limited in compliance of Special Condition at i and ii, mentioned above has submitted a copy of Approved Zoning Plan and standard design of SCO of commercial pocket approved on 01.08.2023. The fee of the same has already been submitted by the promoter with the application for registration and is found to be in order.



3. Further, as per condition ii above, the promoter has submitted the list of following SCOs allocated to the land owners and deed of allocation (Joint Agreement) executed between the landowners & developer.

Land Owners Share: -

Sr. No.	Plot No	Area (in sq. mtrs)
1	1	89.705
2	2	89.705
3	3	89.705
4	4	89.705
	Total (4)	358.820 sq. mtrs

Developer Share:-

Sr. No.	Plot No	Area (in sq. mtrs)
1	5	89.705
2	6	89.705
3	7	89.705
4	8	89.705
	Total (4)	358.820 sq. mtrs

4. In view of the above, the promoter has requested to issue orders for allowing the sales of the commercial part as per standard design/SCOs.

5. After consideration, Authority decided that approved zoning plan and standard design of commercial pocket be taken on record and uploaded on web portal of Authority. Authority also allowed sale of SCOs planned in commercial pocket as per approved standard design.



True copy

Executive Director,
HRERA, Panchkula

30/8/24

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

LA (Shubham)