



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 23.10.2024.

Item No. 267.30

Submission of approved building plans of commercial pocket.

Promoter: Soha Realty Private Limited.

Project: "Olive Town", an Affordable residential plotted colony under DDJAY 2016 on land measuring 11.25 acres situated at Sector-98, Tehsil and District Faridabad, Haryana.

Reg. No.: HRERA-PKL-FBD-449-2023 dated 08.05.2023 valid upto 13.03.2028.

Temp ID: RERA-PKL-1255-2023.

Present: Mr. Shubhnit, Advocate through VC and Mr. Rajesh Goswami, Advocate.

1. Registration no. HRERA-PKL-FBD-449-2023 dated 08.05.2023 valid upto 13.03.2028 was granted to project namely "Olive Town", an Affordable residential plotted colony under DDJAY 2016 on land measuring 11.25 acres situated at Sector-98, Tehsil and District Faridabad, Haryana with following special conditions:

"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 in respect of commercial pocket measuring 0.44 acres 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.

iii. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development work at site."

2. The promoter vide letter dated 13.05.2024 has submitted the copy of approved building plans for proposed standard designs of S.C.O for an area measuring 0.4441 acres. The promoter has submitted that they had already deposited the fee of commercial area at the



time of registration of said project. Request has been made to grant permission to sell/dispose of any part/unit of the commercial pocket.

3. The matter was heard by the Authority in its meeting held on 22.05.2024 wherein following was observed:

"4. Authority observes that promoter has not fully complied with the conditions of registration no. HRERA-PKL-FBD-449-20023 dated 08.05.2023. Hence, Authority decided that promoter should submit a copy of demarcation, zoning plan and service plans/estimates as well as NOC of environment. After that request of promoter will be considered.

5. Adjourned to 14.08.2024."

4. The matter was last heard by the Authority in its meeting held on 14.08.2024 wherein following was observed:

"5. Ld. Counsel submitted that reply has been filed in the registry on 12.08.2024. Hence, Authority decided that reply be examined by project section and report be submitted in next meeting.

6. Adjourned to 23.10.2024."

5. The promoter has filed reply on 12.08.2024 submitting a copy of demarcation cum zoning plan, however the letter approving the demarcation cum zoning plan has not been submitted.

The promoter has also submitted copy of NOC issued from office of Pollution Control Board Haryana.

6. Ld. Counsel submitted that approved service plan estimates have been submitted in the registry on 22.10.2024. After consideration, Authority decided that approved documents submitted by promoter be taken on record and uploaded on web portal of Authority.

7. Matter is disposed of.



Received on 19/11/24

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19/11/24

[Handwritten signature]
17/11/24

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.

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(CA Ashina)