



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 06.11.2024.

**Item No. 268.14**

Approval of standard design of commercial site measuring 0.340 acres.

**Promoter:** Eldeco Green Park Infrastructure Limited.

**Project:** "Eldeco Amaya" an Affordable Residential Plotted Colony (under DDJAY, 2016) over an area measuring 14.206 acres situated in the revenue estate of Village Rathdhana, Sector-33, Sonipat.

**Reg. No.:** HRERA-PKL-SNP-496-2023 dated 25.09.2023 valid upto 16.05.2028.

**Temp ID:** 1281-2023.

1. The Authority had registered the project on 17.10.2023 on the condition that: -  
*"Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.553 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."*
2. Vide letter 10.09.2024 the promoter has submitted the approval letter with regard to standard design of SCOs for an area of 0.340 acres (1378.755 sq mtrs) approved by DTCP, Haryana on 07.02.2024. The promoter has mentioned that considering the market condition and demand, the promoter is proposing to sell/market the approved 6 plots as commercial shops. The fee has already been deposited by the applicant at the time of registration of complete area and is in order.
3. However, complete set of drawings approved by DTCP has not been enclosed by the promoter. Further, as per approved Layout Plan 0.553 acres were approved by the DTCP, Haryana and now standard design of 0.340 acres has been approved.



4. Vide letter dated 25.09.2024, the promoter was directed to submit complete set of approved plans for sites measuring 0.340 acres and 0.213 acres after which the request for sale of plots shall be considered.

5. Now, vide letter dated 11.10.2024, the promoter has submitted the following:

(a) The standard design as approved by Directorate Town and Country Planning Department, Haryana on 07.02.2024 for commercial site admeasuring 0.340 acres (1378.755 sq. mtr.)

(b) The standard design as approved by Directorate Town and Country Planning Department, Haryana on 20.09.2024 for commercial site admeasuring 0.211 acres (856.264 sq. mt.), both falling under License No. 109 of 2023 dated 17.05.2023.

6. Considering the market condition and demand amongst perspective customers, the promoter proposes to sell/ market the commercial shops instead of plots for the aforesaid site(s), the details are as follows:

S. no.	Area in Sq mtr	No. of shops	Achieved FAR (in sq mtr)
1	1378.755	18	1210.826
2	856.264	4	434.461

7. After consideration, Authority decided that legible copies of approved building plans of commercial site measuring 0.211 acres be submitted. Promoter is interested in selling constructed shops, he should separately apply for registration.

8. Adjourned to 08.01.2025.



Received on 25/11/2024

Rashu  
25/11/24

True copy

*[Signature]*

Executive Director,  
HRERA, Panchkula

*[Signature]*  
25/11/24

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

LA (shubham)