



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project "GREEN WOOD CITY" a plotted colony on land measuring 137.55 acres forming part of Sector-26, 26A & 27, District Sonapat (Haryana) vide

Registration No. : **HRERA-PKL-SNP-15-2018** Dated: **12-6-2018**

Following details of the project have been provided by the promoter:

1. **Particulars of the promoter:**

The promoter of the project is JAI KRISHNA ARTEC J.V., 8-B, Hansalaya Building, Bara Khamba Road, 15, Connaught Place, New Delhi-110001. The promoter is a Joint Venture having PAN No. AAFFJ3311E.



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2. **The Directors of the company are:**

a) Ashok Wadia

B-36, Mohan Park, Shahadra East, Delhi-110032
011-26931052

b) Anil Wadia

B-36, Pipal Chowk, NaveenShahadra East, Delhi-110032
011-26931052

c) RajenderParsad Mittal

H. No.-65, Gali No. 41, West Punjabi Bagh, Delhi-110026
011-45062083

d) Arun Mittal

H. No.-65, Gali No. 41, West Punjabi Bagh, Delhi-110026
011-45062083

3. **The contact details of the promoter are:**

Phone No.

011-23702551/52

Fax No.

Email

jaikrishnaartecjv@gmail.com

4. The promoter has not launched any project during the last five years.

5. **Particulars of the project:**

The project will be set up on 137.55 acres land. The land under 100.863 acres License No. 185 of 2007 is owned by Jai Krishan Infrastructures Pvt. Ltd and others in collaboration with Jai Krishna Artec JV and land under 36.69 acres License No. 103 of 2017 is owned by Jai Krishna Hitech Infrastructure Pvt. Ltd. and others who have entered into a registered Collaboration Agreement with the promoter Jai Krishna Artec-JV.



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6. The Town & Country Planning Department, Government of Haryana have issued License Nos. 185 of 2007 dated 11.06.2007 and 103 of 2017 dated 08.12.2017 in favour of the above land owner in collaboration with JAI KRISHNA ARTEC JV. The licences are valid till 10.6.2019 and 07.12.2022 respectively.
7. Layout plan of the project has been approved by the Town and Country Planning Department, Government of Haryana vide Drawing No. DTCP-6022 dated 08.08.2017 with the following type of plots:

Details of plot	No of plot	Area of per plot (in sqm)
A	1	642.00
B	4	517.59
C1	13	458.08
C2	23	405.82
D1	14	346.93
D2	18	315.64
D3	37	304.62
D4	24	293.43
D5	30	273.69
E1	148	222.51
E2	328	202.87
F	291	206.20
G	233	50.03
TOTAL	1164	

580 number of plots and 24 SCO,s have already been sold and 351 plots, 2 number Nursing Homes, 1 SCO and 1 Commercial plot remain to be sold. 233 EWS plots are yet to be handed over to the concerned authority.

The layout plan shall be displayed by the promoter at the site all the time and in its office.



580
351
233

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8. The service plan estimates of the project are yet to be got approved from the department of Town and Country Planning, the estimates of internal development works are as under:

I. Electrification and Streetlighting plan-	Rs 729.78 Lacs
II. Roads	Rs.3849.03 Lacs
III. Water supply system	Rs.909.80 Lacs
IV. Sewerage System	Rs.435.66 Lacs
V. Landscaping parks, playgrounds etc	Rs.232.83Lacs
VI. Storm Drainage	Rs.577.49 Lacs

9. **Cost of Construction of commercial/ community buildings shall be as under :**

I. Community Centre	Rs 1634 Lacs
II. Shopping area (Commercial)	Rs. 3616 Lacs
III. Nursery Schools (3 Nos.)	Rs. 490 Lacs
IV. Primary Schools (2 Nos.)	Rs. 1634 Lacs
V. High School (1 Nos.)	Rs. 4086 Lacs
VI. Creche (1 No.)	Rs. 163 Lacs
VII. Dispensary	Rs. 1022 Lacs

A copy of the aforesaid plans mentioned at Sr. No. 8 and 9 above shall be displayed by the promoter at the site of the construction and in its office.

10. The promoter has applied for environment clearance vide application dated 28.03.2018 to the SEIAA department. According to the promoter the clearance is likely to be received by 30.09.2018.



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11. Ground coverage/Area of the project shall be as follows:

Sr. No.	Land area under usage	Area of land (acres)
1	Plots	55.84
2	Commercial	2.95
3	Nursing Home (2 Nos.)	0.50
4	Community Sites: Nursery School (3Nos.) – 0.6 Acres Primary School (2Nos.) – 2.0 Acres High School (1Nos.) – 5.0 Acres Creche (1Nos.) – 0.2 Acres Religious Building (1Nos.) – 0.2 Acres Community Centre (1Nos.) – 2.0 Acres Dispensary (1Nos.) – 1.25 Acres ESS (1Nos.) – 0.3 Acres Taxi Stand (1Nos.) – 0.5 Acres	12.05
5	Green (Play ground/Parks)	9.31
6	Undetermined Use	10.24
7	Sector Roads and green belts	4.93
8	Other Internal Roads, Etc.	41.72
	TOTAL (Sr. No. 1 to 8)	137.55



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12. The following facilities will be provided in the project:

a)	Roads	12M- length-9849m 15M- length- 661m 18M- length- 372m 24M- length- 1374m
b)	Water supply	WATER SUPPLY HEAD WORKS – Including construction of UGT of 1470 KLin addition 150 cum for flushing use in STP room& OHSR 500KL WATER SUPPLY DOMESTIC WATER DISTRIBUTION SYSTEM - Providing domestic water supply distribution system using 100MM to 350MM dia Pipes WATER SUPPLY IRRIGATION SYSTEM – Providing water supply irrigation system and flushing system using 50 OD to 160 OD PVC Pipes.
c)	Sewerage	Providing 2700 KLD STP and sewerage disposal system using 200MM to 500MM dia/d S.W Pipes and including construction of trenches, Man holes, Vent Shafts, junctions, raising vent pipes and making connection with HUDA sewer.
d)	Drainage	1. Providing and laying Storm water drainage system including construction of trenches, Man holes chambers complete in all respect, Road gullies etc. using 400mm to 1000mm, dia/d RCC Pipes. 2. Providing 21 nos. of rain water harvesting pits.
e)	Electricity (sub-station, transformers, 11 KV & Distribution lines, Street Lights)	1. Providing and installing distribution T/f13*400 KVA=5200 KVA and T/f 5*250KVA=1250KVA TOTAL 6.45 MVA capacity of standard quality as per Nigam specification to cater the total requirement of Township and An independent 33KV feeder shall be erected with 150mm ² ACSR. UHBVN shall release connections on 33KV independent feeder by constructing 33KV Sub-station (1x8 MVA Power T/f) from 220 KV substation sector 6 sonapat. 2. Providing street lighting.
f)	Horticulture	1. Development of organised green. 2. Providing and planting trees along 12, 15, 18 & 24 M wide roads including excavation manure and tree guards.



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13. Current stage of development of the project:

This is an ongoing project. Its development was started in January 2008. The development of 100.63 acres will be completed by December 2018 and the development works on 36.69 acres will be completed by December 2022.

14. Schedule of development of infrastructure till completion of the project

SR. NO.	ACTIVITY	TIME SCHEDULE OF COMPLETION OF ACTIVITY IN 100.863 ACRES	TIME SCHEDULE OF COMPLETION OF ACTIVITY IN 36.69375 ACRES
1	Earth Filling on Roads	April 2018	January-October 2019
2	EXTERNAL SEWERAGE SYSTEM		
a)	Laying of Sewer Lines	April 2018	September 2019-June 2020
b)	Making of Man Holes	April 2018	October 2019-August 2020
3	EXTERNAL DRAINAGE SYSTEM		
a)	Laying of Drain Lines	April 2018	June 2020-March 2021
b)	Making of Man Holes	April 2018	July 2020-May 2021
c)	Making of GT's	June 2018	October 2021-July 2022
d)	Making of Rain Water Harvesting Systems	May 2018-June 2018	April 2022 -August 2022
4	ROAD WORK		
a)	Dressing of filled earth and making bed	May 2018-June 2018	June 2021-March 2022
b)	Laying W.B.M	May 2018-June 2018	July 2021-June 2022
c)	Fixing of Kerb Stones & Channels	July-2018	August 2021-August 2022
d)	Bituminous Premix Carpet	July 2018-September 2018	March 2022-October 2022
e)	Making berms of desired shape and size	September 2018-October 2018	July 2022-December 2022
5	WATER SUPPLY SYSTEM		
a)	Laying Water supply lines	May 2018-June 2018	February 2021-September 2021
b)	Fixing Valves	May 2018-June 2018	February 2021-September 2021
c)	Water supply System from HUDA & borewells	May 2018-June 2018	February 2021-September 2021
6	GARDEN IRRIGATION		
a)	Laying Garden Irrigation Line	June 2018	May 2021-November 2021
b)	Fixing Valves	June 2018	May 2021-November 2021
7	EXTERNAL ELECTRICAL WORK	May 2018-July 2018	February 2021-January 2022
8	ELECTRICAL SUB STATION	October 2018-December 2018	February 2022-August 2022
9	SEWER TREATMENT PLANT	May 2018-November 2018	November 2021-August 2022



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15. Current stage of development of internal infrastructure:

Description of the facility	Type or size	Expenditure (Rs. In Lacs)		Physical	
		Estimated	Actual	Planned	Actual
1. Roads	12M, - 9849m 15M, - 661m 18M - 372m 24M - 1374m	3849.03	1211.0	9849 m 661 m 372 m 1374 m	Roads are about 35% complete
2. Water supply	Pump house, lines of different sizes, tube wells	909.80	526.0	OHT UGT TANK	Laying of pipes and construction of OGT completed and UGT work in progress
3. Sewerage	Sewerage lines, pump house, STP 2700KLD, etc.	435.66	452.0	2700 KLD	450 KLD near completion and laying of pipes about 65% project is completed balance under progress.
4. Drainage	As per service plan estimate	577.49	291.0	400 MM i/d RCC PIPE 21 no of rain water harvesting fit.	Laying of storm water drainage are 70% completed balance under progress
5. Electricity	As per approved scheme of 100.863 acres+ proportionate for 36.69375 acres+ Street Lighting as per SPE	470.45	221.0	13*400 KVA=5200 KVA 5*250 KVA=1250 KVA TOTAL 6.45 MBA	Electrical poles erection 100%. laying of electric line 50% completed balance under progress.
6. Horticulture	As per service plan estimate	232.83	263.0	As per service estimate	As per service plan estimate



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16. Quarterly schedule of the execution of the project (in terms of expenditure) from the date of registration of the project upto the date of completion

a) Infrastructure

Particulars	Expenditure incurred till the date of application	Expenditure to be made in each quarter in 100.863 Acres (in lacs)			
		Apr-June 2018	July-Sep 2018	Oct-Dec 2018	Grand Total
Water supply	526	78.9			78.90
Sewerage Scheme	452	22.6			22.60
Storm Water Drain	291	14.55			14.55
Road Work	1211	320	360	46.6	726.60
Street Lighting	221	50	5.25		55.25
Horticulture	263		35	4.45	39.45
Electrification (190.33 as per approved Elec. Scheme of 100.863 Acres + 69 proportionate for 36.69375 acres)	190.33	12	4.5	2.53	19.03

Particulars	Expenditure incurred till the date of application	Expenditure to be made in each quarter in 36.69375 Acres (in lacs)							
		Jan-Mar 2019	Apr-June 2019	July-Sept 2019	Oct-Dec 2019	Jan-Mar 2020	Apr-June 2020	July-Sept 2020	Oct-Dec 2020
Water supply	526								
Sewerage Scheme	452			30	35	16	9	3.79	
Storm Water Drain	291						25	40	30
Road Work	1211	190	130	50					
Street Lighting	221								
Horticulture	263								
Electrification (190.33 as per approved Elec. Scheme of 100.863 Acres + 69 proportionate for 36.69375 acres)	190.33					34	13	2.97	



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Particulars	Expenditure to be made in each quarter in 36.69375 Acres (in lacs)								Grand Total
	Jan-Mar 2021	Apr-June 2021	July-Sept 2021	Oct-Dec 2021	Jan-Mar 2022	Apr-June 2022	July-Sept 2022	Oct-Dec 2022	
Water supply	90	120	95						305.00
Sewerage Scheme									93.79
Storm Water Drain	30	20		60	30	30	6.94		271.94
Road Work		200	320	90	50	350	350	181.43	1911.43
Street Lighting	15	18	9	9	5	3	4	2.13	65.13
Horticulture		50	20	12.23					82.23
Electrification (190.33 as per approved Elec. Scheme of 100.863 Acres + 69 proportionate for 36.69375 acres)									49.97

17. (a) The Architect of the project is:

Gian P Mathur & Associates
 C-55, East of Kailash,
 New Delhi-110065
 011-46599599

(b) The Contractors of the project are:

I. Roads, Water Supply, Sewerage System, Storm Water Drainage-
 M/s Naveen Tyagi
 48, Khayali Ram Gali, Mahipalpur, New Delhi-110037
 9896488422, 9896000635



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- II. Power-M/s Malik Electrical Works & M/s Sai Electricals
Malik Electrical Works Sai Electricals
Near 33KV Power House, Near UHBVN Power House,
Sonapat Road, Kharkhoda, G.T. Karnal Road, 20th Mill
Sonapat Rai, Sonapat
9354702011, 9034516142 9416896209

- III. Development Parks and Main Gate – M/s Hillman Construction
M/s Hillman Construction
F-2, 1st Floor, Gupta Apartment, IGNOU Road
Saidulajab, New Delhi-110030
9871862999, 011-29536120

18. **Financial details:**
Estimated cost of the project is Rs.281.26 Crores which is comprised of the cost of infrastructure/ internal development amounting to approx. Rs. 62.16 Crores.
19. The remaining expenditure of Rs 37.35 Crores to be incurred for completion of the project shall be met by way of sale of unsold stock of plots, commercial, etc.
20. The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the account number 1522002100030354 of bank Punjab National Bank; IFSC Code PUNB0152200; MICR code 110024080. The money from the aforesaid account shall be drawn only towards meeting the cost of construction (Actual to be given in The Haryana Real Estate Regulatory Authority, Panchkula, (Registration of Projects) Regulations, 2018 in Regulation 14(xiii). A statement of the amount drawn from the account along with a certificate of the Registered Engineer, Architect and the Chartered Accountant shall be submitted to the Authority every quarter.



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21. This Certificate of Registration is issued subject to the following conditions that the Promoter shall:

- i) strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.
- ii) strictly abide by the declaration made in form REP-II
- iii) apart from the price of the plot, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.
- iv) the Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to plots sold/booked and expenditure made in the project.
- v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.



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vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules, dated 28.07.2017.

-Sd-
Anil Kumar Panwar
Member

-Sd-
Rajan Gupta
Chairman

Memo No. HRERA-2018/1401

Dated: 13-6-2018

Granted under the hand and seal of the Executive Director to the Authority on 13-6-18.



Signature :
Name :

R.P. Gupta
R.P. Gupta

Executive Director
Haryana Real Estate Regulatory Authority, Panchkula