



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 19.04.2021.

Item No. 135.17

(iii) Promoter : Jindal Realty Ltd.

Project : 'Jindal Global City (Phase-V)' – Residential Plotted Colony on land measuring 43.528 acres situated in Sector- 33, 34 and 35, Sonapat.

Temp ID: RERA-PKL-894-2020

**Present: i. Sh. Rajesh Garg, counsel for applicant company.
ii. Sh. Jyoti Sidana, Representative of the company.**

1. The Authority vide its orders dated 25.01.2021 had conveyed certain deficiencies to the applicant/promoter. In compliance thereof, the applicant/promoter vide reply dated 16.04.2021, has informed that:-

“Jindal Realty Ltd. applied for grant of license for 110.262 acres in July 2008 with Directorate of Town & Country Planning, Haryana. After scrutiny of documents license no. 71 of 2009 was granted for 110.262 acres. Thereafter JRL applied for additional license and additional license for 104.456 acres was granted vide License no. 24 of 2014 along with the approval of revised layout plan for 214.718 acres which was issued on 09.02.2015.

Subsequently, part Completion Certificate was granted by DTCP vide letter no. 2016/4904 dated 10.03.2016 over an area of 93.562 acres.

Thereafter, JRL had applied for RERA registration, as per details mentioned below

1. Phase I-93.562 acres – Part Completion received on 10.03.2016.
2. Phase II – 39.60 acres RERA Registered.
3. Phase III- 6.32 + 14.31=20.63 acres RERA Registered
(Note: Phase III includes 6.32 acres of Plotted Area and 14.31 acres of floors area)
4. Phase IV-3.37 acres- RERA Registered
5. Phase V-43.528 acres- RERA Applied.
6. Area under correction -28.338 acres



Total Plotted Area (1 to 6) = 214.71 acres

It is further clarified that the area of 93.562 acres was wrongly calculated at the time of grant of Part Completion Certificate which has been granted in the year 2016.

We have raised this concern to DTCP for correcting the area under Part Completion Certificate and to substitute the memo with reference to the corrected area in issuance of Part completion in the said colony and for mentioning the area 121.9 acres instead of 93.562 acres.

Further, DTP, Sonipat has issued his report vide letter no. ST/DTPS/2020/3476 dated 27.05.2020, clearly stating that the road network, street lights, green area, rain water harvesting system, electric feeder pillars and Sewerage Treatment Plant are complete/functional at site as per approved layout plan which is 121.9 acres.”

2. Learned counsel for applicant/promoter appeared and stated that they had mistakenly calculated the area of 93.562 acres instead of 121.9 acres at the time of submitting application for Part Completion Certificate. However, the same has now been brought to the notice of DTCP for correction of area. Moreover, in compliance of orders dated 25.01.2021, registered/ irrevocable power of attorney has been submitted.
3. In view of the above, the Authority directs learned CTP to verify the above facts from the office of DTCP, Haryana. Further, the additional documents submitted by the promoter may be placed before the Authority on the next date of hearing.
4. Adjourned to 26.04.2021.

True copy



[Signature]
Executive Director,
HRERA, Panchkula

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

[Signature]
27/4/21

LA (Carinaea)