



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 16.01.2023.

Item No. 196.27

(xiii) **Promoter : Jayant Buildhome Pvt. Ltd.**

Project : "Flower Valley" - Affordable Residential Plotted Colony under DDJAY on land measuring 5.66 acres situated in the revenue estate of Village Haluwala, Sector-25, Yamuna Nagar, Jagadhari, Haryana.

Temp ID: RERA-PKL-1165-2022

Present: Adv. Ram Mohan on behalf of Applicant/Promoter.

1. The matter pertaining to the registration of an Affordable Plotted colony under DDJAY namely "Flower Valley" to be developed over land measuring 5.66 acres situated in Sector-25, Yamunanagar - Jagadhari came up for consideration of the Authority today.
2. Earlier the Authority on 28.11.2022 observed that while granting license no. 176 of 2022 besides the normal conditions imposed by DTCP, two additional conditions have been imposed which are as follows:

i. *That you shall submit access permission from concerned authority for taking access from Jagadhari-Bilaspur Road (Schedule Road No 33) before approval of zoning plan.*

ii. *That Jayant Buildhome Pvt. Ltd shall inviting objections from the allottees of existing licence and applicant company shall inform all the third parties who have got rights created under original licence, through public notice within 10 days from grant of licence, in the newspaper (proforma enclosed) informing about the change of layout plan, with a request to submit*



objections if any, in writing within 30 days from the date of publication of such public notice. Simultaneously, colonizer shall also inform about the proposed revision in the originally approved layout/site plan of the complete colony. A copy of earlier approved layout plan and the proposed layout plan due to carving out of DDJAY be made available on he website of Colonizer, at the office of

Developer/Colonizer as well as in the office of concerned DTP, Yamuna nagar. The Colonizer shall submit report clearly indicating the objection, if any, received by him from allottees and action taken thereof alongwith anundertaking to the effect that the rights of the existing plot holders have not been infringed. Any allottees having any objection may file his/her objection in the office of District town Planner Yamuna Nagar also. The Public Notice may be published in atleast three national newspapers widely circulated in District, of which one should be in Hindi language.

3. Authority had conveyed the following observations to the promoter on 28.11.2022:
 - i. *The Promoter should seek registration after the approval of the zoning plan from the Department so that the conditions of the license are satisfied.*
 - ii. *Since the layout plan for the project land measuring 21.51 Acres has been approved by the department, the promoter should complete the entire project within the completion date of the earlier project measuring 15.85 Acres i.e. 23.12.2026*
 - iii. *Balance Sheet for 2021-2022 be submitted.*
 - iv. *Correct CA Certificate be submitted.*

4. The promoter vide reply dated 05.01.2023 has submitted the balance sheet for the year 2021-2022, correct CA certificate and has also given a statement that they will complete the entire project within the completion period of the earlier project i.e. 23.12.2026. Balance sheet for the year 2021-2022 and CA certificate are in order.

With respect to the observation of granting registration after the approval of the zoning plan from the Department it has been submitted that the conditions imposed by DTCP have been fulfilled by the developer but the approval of the zoning plans of the project is a time taking process. It has been requested by the promoter that RERA



registration be granted to them on the basis of license and revised layout plans of the project.

5. The Authority disagrees with the pleadings of the promoter and directs the developer to get the project registered only after approval of zoning plans from the Town and Country Planning Department.

6. Adjourned to 06.03.2023.



True copy

A handwritten signature in blue ink, appearing to read 'Saurabh'.

Executive Director,
HRERA, Panchkula

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

LA (Aarti)
~~Handwritten signature~~
25/1/23