



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, hrerapkl-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 27.02.2023.

Item No. 201.20

(ii) 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 Residential 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. 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.*
3. The promoter vide reply dated 05.01.2023 has submitted the balance sheet for the year 2021-2022 and CA certificate. The Promoter has also given a statement that they will complete the entire project within the completion date of the earlier project i.e. 23.12.2026.



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 plan of the project and access permission obtained by them from the competent Authority.

4. The Authority had earlier on 28.11.2022 observed that while granting license no. 176 of 2022, DTCP Haryana had added the additional condition that promoter submit access permission from concerned Authority for taking access from Jagadhari-Bilaspur Road (Schedule Road No. 33) before approval of zoning plan.

The Authority had also observed that registration is being sought on the basis of a Provisional revised layout plan of Affordable Residential plotted colony on land measuring 21.51 acres (which includes 15.85 acres of license no. 118 of 2021 and 5.66 acres of present license no. 176 of 2022). The Authority has already registered the project namely Flower Valley on land measuring 15.85 acres vide Registration No. HRERA-PKL-YNR-298-2022 dated 25.03.2022 valid upto 23.12.2026.

5. Authority observed that the Promoter vide letter dated 17.02.2023 has submitted a copy of memo no. 12536 dated 13.02.2022 vide which NOC/ permission for road access to the project has been granted and also the finally approved combined layout plan of the Project.

6. The pleadings of the applicant-promoter that zoning plan is a time consuming process and registration be granted on the basis of access permission and approval of combined layout plan has merit.

Therefore, the Authority decides to register the Project subject to the following 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 a copy of the building plans approved in respect of commercial pocket measuring 0.740 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.

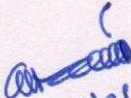
7. **Disposed of.** File be consigned to record room after issuance of Registration Certificate.



True copy

Executive Director,
HRERA, Panchkula

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


6/3/23
LA (Parul)