



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 11.07.2023.

Item No. 218.12

(ix) **Promoter :** Uday Facility Management Pvt. Ltd.

Project : "Landmark Gardencity" an affordable residential plotted colony under DDJAY-2016 over an area measuring 14.589 acres falling in the revenue estate of village Tohana, Sector-11, Tohana, District Fatehabad.

Temp ID : RERA-PKL-1294-2023

Present: Abhishek Kanodia, authorized representative through video conferencing.

1. Vide orders dated 05.07.2023, Authority had conveyed following observations:

"3. With regard to observation mentioned at serial no. (iv), promoter has submitted a non default certificate wherein at point no. 2 it has been mentioned that details of loan (if any) taken by the company against the property of the project under consideration till date is enclosed herewith. However, no annexure has been enclosed with the said certificate mentioning the details of loan (if any) taken by the company.

4. Further, it is observed that as per letter dated 27.06.2023 issued by DTCP, Haryana (approving the zoning plan of the project in question), plot under ROW of 11 KV HT line shall remain freezed until its shifting and plots abutting proposed 24 mtr. wide road shall remain freezed till its made functional. Therefore, the, promoter is directed to provide the list of plots which are freezed by DTCP, Haryana."

2. Vide reply dated 06.07.2023, applicant promoter has complied with the above said observations.



3. The Authority after consideration decides to register the project with following special conditions:

- i. Promoter shall submit copies of service plans to the Authority immediately after their approval by Town & Country Planning Department.
- ii. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
- iii. Promoter shall submit duly approved building plans approved in respect of commercial pocket measuring 0.522 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.
- iv. The following plots shall not be sold until the removal of 11 KV HT line:
Plot nos. 75, 76, 77, 205, 206, 239, 240, 245 and 246 (total 9). Total area - 1348.65 sq. mtrs.
- v. The following plots shall not be sold till the 24 meter internal road and 12 meter wide proposed service road (not part of license) are constructed and made functional:
Plots nos. 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 166, 167 and 165 (total 13). Total area - 1908.402 sq. mtrs.

4. **Disposed of.** File be consigned to record room after issuance of registration certificate.

18/7/23
LA (Ashima)



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.