



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 14.08.2024.**

**Item No. 262.41**

(ii) **Promoter:** Estate Officer, HSVP, Bahadurgarh.

**Project :** A pocket of Residential, Open Space & Public Utility on land measuring 22.51 Acres situated in Sector 37, Bahadurgarh, Distt. Jhajjar.

**Temp ID :** RERA-PKL-1502-2024

**Present:** Sh. Sidharth, EO, HSVP, Bahadurgarh through video conferencing.

1. This application relating to the registration of land measuring 22.51 acres in Sector 37, Bahadurgarh was first examined on 17.07.2024, wherein the following observations were conveyed:

- i. *REP-II does not specify date of completion of the project.*
- ii. *CA certificate not enclosed.*
- iii. *Allotment letter and agreement to sell not enclosed.*
- iv. *Zoning Plan of only 3 sites have been enclosed: -*
  - a. *Hospital Site-2.05 acres;*
  - b. *Primary school-0.74 acres*
  - c. *Police station site-1.0 acre and DCP office site-1.0 acre.*

*You are requested to submit the zoning plan of entire land measuring 22.51 acres.*

2. The promoter vide reply dated 22.07.2024 has submitted amended REP-II and has stated that HSVP is not a private firm/organization, hence it may be exempted from submitting CA certificate. The Revised E-Auction Policy for sale of Residential, Commercial, Institutional and Independent Commercial Sites which are governed by Zoning Plan issued by HSVP on 20.07.2022 and Format of Conveyance Deed in respect of sites sold through e-auction duly circulated by HSVP on 01.07.2024 have been enclosed in compliance



of (iii) above. Further, the promoter has stated that zoning Plan of entire land is under process.

3. On 24.07.2024 and 07.08.2024, Sh. Sidharth, Estate Officer, HSVP Bahadurgarh stated that zoning plan for the entire area measuring 22.51 acres has been submitted to the Chief Administrator, HSVP for approval and requested to grant a week's time to submit the same. The Authority therefore, granted one last and listed the matter for 14.08.2024.

4. Today, Sh. Sidharth stated that they have filed reply dated 13.08.2024 and submitted zoning plans of 4 Nos. clinic sites, old age home site and senior citizen club approved on 19.07.2024. However, zoning plan of 18 number residential plots have to be approved at the level of Administrator, HSVP, Rohtak which will be submitted shortly.

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

- i. Promoter shall submit a copy of service plans/estimates 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. The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 15 days from the issuance of this registration certificate, till which time no plots shall be sold. No escrow account shall be subsequently changed by the promoter without the prior permission of the Authority.
- iv. No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code should also be affixed on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.
- v. An area measuring 1.44 acres forming part of 18 residential plots and 0.20 acres forming part of R.B./Social Charitable/Dharamshala site is hereby freezed, since the zoning plans of these sites are yet to be approved. The promoter shall submit zoning plan of the said sites within a period of three months. The promoter shall not



sell/dispose of any part/unit of the above area till zoning of the above sites is approved and the said area is released by the Authority.

6. **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.

CA (Shubham)