



**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 19.02.2025.**

**Item No. 279.40**

**Request for Extension of Registration of Project due to force majeure conditions of Graded Response Action Plan (GRAP) implemented by Commission for Air Quality Management in NCR Region, a statutory body established by Government of India.**

**Promoter: Jotindra Steel & Tubes Limited.**

**Project: 'Shree Homes (Phase II)' – an Affordable Group Housing Colony on land measuring 4.681 acres in Sector 45, Faridabad.**

**Reg. No.: HRERA-PKL-FBD-171-2019 dated 18.10.2019 valid upto 09.09.2024. Covid Extension granted upto 09.06.2025.**

**Temp ID: RERA-PKL-727-2019**

1. Jotindra Infrastructure Ltd vide letter dated 16.01.2025 has informed that during below mentioned period the construction activities were completely banned in the entire NCR area during the GRAP-III Stage period, imposed by the Commission for Air Quality Management which constitutes a Force Majeure condition. The details of the orders passed by CAQM during GRAP-III stage, whereby banning the entire construction activities are detailed herein below and the copies of all the said orders are enclosed with the application:

1. 16.11.2021 to 20.12.2021 (35 days)
2. 29.10.2022 to 14.11.2022 (17 days)
3. 04.12.2022 to 07.12.2022 (4 days)
4. 30.12.2022 to 04.01.2023 (6 days)
5. 06.01.2023 to 15.01.2023 (10 days)
6. 02.11.2023 to 28.11.2023 (27 days)
7. 22.12.2023 to 01.01.2024 (10 days)
8. 14.01.2024 to 18.01.2024 (5 days)
9. 14.11.2024 to 05.12.2024 (21 days)



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10. 16.12.2024 to 27.12.2024 (12 days)
11. 03.01.2025 to 05.01.2025 (3 days)
12. 09.01.2025 to 12.01.2025 (4 days)

2. The construction activities were completely banned for a total period of 154 days, as per the directions of the CAQM, as well as the directions passed by Hon'ble Supreme Court in case titled M.C. Mehta Vs Union of India, which constituted as a force majeure condition.

3. Therefore, the promoter stated that they are applying for extension of registration of project "Shree Homes-II". Earlier Covid-19 application was allowed and extension of nine months up to 09.06.2025 was granted. Since, implementation of the GRAP-III also constitutes under the force majeure conditions, the promoter requested to allow another extension in registration of their aforesaid project for a further period of 154 days, till 10.11.2025 in light of aforesaid submissions. In addition, they submitted that the application for extension as sought above is due to force majeure conditions, applicable fee for extension in the project may be allowed to be waived off by the Authority. They further submitted that the quarterly compliances are up to date and the promoters have already submitted the quarterly compliance till 30.09.2024. The compliances for December quarter are being completed and shall be filed well within the prescribed time. The promoters therefore requested to consider the aforesaid application and grant extension of the project.

4. After consideration, the Authority is of the view that covid extension in view of force majeure has already been granted which is now valid upto 09.06.2025. Therefore, the request of the promoter to grant extension due to force majeure conditions of Graded Response Action Plan (GRAP) is hereby rejected. The promoter is directed to complete the project within the timelines declared to the Authority.

5. **Disposed of.**



True copy

Executive Director,  
HREERA, Panchkula

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

CA (Shubham)  
Subram  
12/3/25