



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 07.05.2025.

Item No. 286.36

Submission of approved standard design of SCOs in Commercial Pocket of “Shree Krishna Enclave”.

Promoter: Signature Infratech Pvt. Ltd.

Project: Project “Shree Krishna Enclave” situated in Sector 11, Village- Jhajjar.

Reg. No.: RERA-PKL-JJR-368-2022 dated 21.10.2022.

Present: Sh. Om Singh on behalf of the Promoter.

1. The Authority had registered the real estate project of an Affordable Residential Plotted Colony under DDJAY 2016 namely “Shree Krishna Enclave” on land measuring 7.925 acres situated in the revenue estate of Village Jhajjar, Sector-11, Jhajjar vide Registration No. RERA-PKL-JJR-368-2022 dated 21.10.2022 being developed by Signature Infratech Pvt. Ltd on the conditions that:-

- 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 duly approved building plans approved in respect of commercial pocket measuring 0.268 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.
- iii. 70% of the plots coming to the share of landowners (as shown in the layout plan annexed herewith) cannot be put to sale by the promoters.



2. The promoter vide letter dated 03.02.2025 had submitted the duly approved standard design of commercial pocket vide Memo No ZP-1630/AD(GK)/2024/2540 dated 23.01.2024 in compliance with the "Special Conditions" mentioned in the registration certificate.

The Promoter has submitted the following: -

3. Copy of approved plans:

- a. Site plan and area calculation
- b. SCO No. 1- Plan, Elevation, Section and Area Calculation
- c. SCO No. 2,3- Plan, Elevation, Section and Area Calculation
- d. SCO No. 4- Plan, Elevation, Section and Area Calculation
- e. SCO No. 5- Plan, Elevation, Section and Area Calculation
- f. SCO No. 6- Plan, Elevation, Section and Area Calculation
- g. Toilet Block- Ground Floor Plan, Roof Plan, Elevation & Section

4. The promoter had requested to update the above said documents in the record of the Authority.

5. On 19.02.2025, after consideration the Authority observed that the area of the commercial pocket has increased from 0.268 (at the time of registration) to 0.317 acres (which is permissible under the statute). The earlier fee paid is in order. The Authority asked the promoter whether they would be selling the plots or constructing the commercial complex in the form of an Affidavit within 1 week failing which the request of the promoter shall be rejected.

6. Vide reply dated 10.03.2025, the promoter has submitted an affidavit mentioning that our share of the Commercial Pocket (SCO) shall be sold as a plot only.

7. Also vide reply dated 10.03.2025, the promoter has submitted Approved Revised Layout cum Demarcation Plan, Zoning Plan and Service Plan & Estimates of the above said project.

8. There are 6 shops approved on area measuring 0.317 acres, with total build up area of 2346.62 sqmtr and a total FAR of 1479.969 sqmtr. As per the affidavit dated 8th March, 2025, the promoter has stated that they will sell their share as plots. It is an integrated complex where utility area and ramp would have to be constructed.



9. Today Adv. Om singh appeared on behalf of the promoter and submitted that all the common facilities in the commercial complex will be provided and maintained by the promoter. The Authority directed the promoter to submit the same in the form of an Affidavit before the next date of hearing.

10. Adjourned to 04.06.2025.



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 (Consumer)
DATE