



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 04.06.2025.

Item No. 289.05

Submission of approved standard design of SCOs in Commercial Pocket.

Promoter: Signature Infratech Pvt. Ltd.

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

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

1. Haryana Real Estate Regulatory Authority, Panchkula has 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. Now, 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.

3. The Promoter has submitted the following: -

1. 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 has 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 status). 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.

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

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 an 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. The Authority may know from them as to what is the share of the land owners.

9. On 07.05.2025, 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.

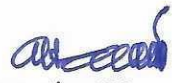


10. Now vide letter dated 22.05.2025, the Promoter has submitted an affidavit stating the following: -

1. That M/s Signature Infratech Pvt. Ltd. is the promoter of the Affordable Residential Plotted Colony named "Shree Krishna Enclave", located in Sector 11, Jhajjar, Haryana, which is duly registered with Haryana Real Estate Regulatory Authority (HRERA) under Registration Number IIRERA-PKL-JJR-368-2022 dated 21.10.2022.
2. That in the said project, a Commercial Pocket (SCO) measuring 0.317 acres has been proposed for which the Standard Design Plan has been approved by the competent Authority.
3. That we confirm and declare through this Affidavit that the Utility Block, as shown in the approved Standard Building Plan for the said Commercial Pocket, has already been developed strictly as per the sanctioned plan.
4. That we further undertake that M/S Signature Infratech Pvt. Ltd. shall be responsible for the connection of the said Utility Block to all required external services such as water supply, sewerage, electricity, and other applicable utilities as per the norms and guidelines of the Competent Authorities.
11. Along with the above the promoter has also submitted photographs of the utility block.
12. After consideration, the Authority decided to permit sale of the commercial area. The Promoter is also directed to submit the soft copy of the same so that the documents can be uploaded online. **Disposed of.**



True copy


Executive Director,
IIRERA, Panchkula

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

LA 20/7/25