



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 08.10.2025.

Item No. 302.10

Submission of Occupation certificate.

Promoter: Jotindra Steel & Tubes Limited.

Project: 'Shree Homes'– An Affordable Group Housing Colony on land measuring 6.081 acres in Sector 45, Faridabad.

Reg. No.: HRERA-PKL-FBD-112-2019 dated 11.04.2019 valid upto 31.07.2023.

Temp ID: RERA-PKL-462-2019.

1. Jotindra Steel & Tubes Limited vide letter dated 26.04.2024 had submitted that Occupation Certificate for towers – A, B, C, D, E, F, G, H, J, K, L, M, N, P, Q, R and S of the project has been granted on 23.04.2025 and requested to update it in records of Authority. The request to update the necessary registration details was considered by the Authority on 22.05.2024 wherein it was decided that promoter should submit approved service plans and estimates as well as NOC relating to environment clearance. Promoter should also intimate difference in FAR registered by Authority, i.e., 58527.50 sq. mtrs and OC received of 60066.877 sq. mtrs.
2. The Authority on 14.08.2024 granted one last opportunity to promoter to comply with the orders of Authority dated 22.05.2024.
3. Vide replies dated 14.08.2024 and 07.10.2024, the promoter had submitted Service Plans and Estimates, Consent to Operate granted by HSPCB. The promoter further informed that, on 04.01.2021, the Government issued enhanced norms of commercial area FAR to be increased from 4% to 8%, in the projects under affordable housing policy and the area enhanced is due the same. As per approved plan the commercial area was 1870 Sqm, whereas OC has been granted for 2988.874 Sqm., generating a difference of 1119 Sqm. Due to change



in Ratio of commercial area allowable and the residential area difference is 421 Sqm. which is less than 1% difference from the initial approval being compounded due to change in stair case location within the towers.

4. The above was considered by the Authority on 23.10.2024 vide item no. 267.29 wherein the Authority decided that promoter should get registered 1119 sq.mtrs. commercial space and 421 sq. mtrs. of residential area.

5. As the promoter did not submitted reply, the Authority on 11.12.2024 adjourned the matter to 05.02.2025.

6. Vide reply dated 16.01.2025, the promoter submitted receipt of online payment amounting to ₹ 54,233/- for registration of the above. The Authority on 05.02.2025 directed the promoter to apply for supplementary registration for the areas as mentioned above.

7. Since no reply was received from the promoter, the Authority on 23.04.2025 decided to grant one last opportunity to the promoter to file reply.

8. A copy of the proceeding was sent to the promoter through registered post which was delivered to the promoter on 12.06.2025.

9. On 28.07.2025, the promoter requested for adjournment to file reply. No reply has been received from the promoter.

10. Despite various directions given by the Authority vide its earlier orders, the promoter has not submitted application for supplementary registration of 1119 sq.mtrs of commercial space and 421sq.Mtrs of residential area, therefore the request of the promoter to upload the occupation certificate is here by returned with the direction to apply for supplementary registration of the above areas. Since registration has not been granted for the above additional areas therefore the promoter is directed not to create any third-party rights in the above area. Disposed of.



True copy

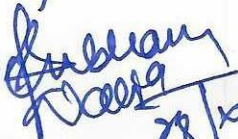

Executive Director,
HRERA, Panchkula

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

ST:


27/10

LA-Shybhram


28/10