



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 26.11.2025.

Item No. 305.25

Submission of Completion certificate.

Promoter: RPS Infrastructure Limited.

Project: "RPS Palm Drive (Phase-I)" an affordable plotted colony under DDJAY 2016 over an area measuring 5.487 acres situated in Sector- 88, Faridabad.

Reg. No.: HRERA-PKL-FBD-116-2019 dated 13.05.2019, covid extension granted upto 31.10.2024.

Temp ID: 512-2019.

1. RPS Infrastructure Limited vide letter dated 16.06.2025 has informed that the promoter has obtained Completion Certificate dated 12.06.2025 for the project namely "RPS Palm Drive (Phase-I)". QPRs have been uploaded upto 30.06.2025.
2. Registration was valid upto 31.10.2024 and CC received on 12.06.2025, therefore, the promoter should apply online for extension for gap period. The promoter should also submit standard designs of SCOs.
3. The promoter vide reply dated 01.10.2025, submitted the following which are reproduced as under:

- a. *It is respectfully submitted that the developer has duly complied with the directions issued by the Hon'ble Authority from time to time. The gap arising in relation to the extension of the project between the date of registration and the date of issuance of the Completion Certificate has been duly regularized by depositing the requisite one-year extension fee, along with fulfilment of all other necessary requirements as mandated.*
- b. *Accordingly, the developer now stands fully compliant with all statutory conditions and procedural directions. It is, therefore, most humbly requested that our application may kindly be considered favourably, and the pending query against the developer may be removed from the record.*
- c. *In compliance with the observation raised by the Hon'ble Authority, wherein the submission of the standard design of SOC's (Shop-Cum-Offices) has been specifically sought, it is respectfully submitted that the project is an Affordable*



Residential Plotted Colony, with the Building Plan approved vide BR-III, Memo No. S.T.P. (F) B.P. 2019-51 dated 06.01.2020, for the development of a Commercial Site measuring 0.1848 acres along with a Milk Booth, which Occupation Certificate bearing Memo No. STP(FBD)OC/2025/1311 Dated 19.06.2025 has been granted by the Hon'ble DTCP Haryana. Therefore, the component of SOC's (Shop-Cum-Offices) does not pertain to the present project. For your kind perusal and reference, a copy of the approved BR-III and Occupation Certificate is enclosed herewith.

d. It is respectfully submitted that the project in reference has been constructed with a built-up area of less than 20,000 square meters that is in pursuant to the provisions no. 8(a) and 8(b) of the Schedule prescribed in the Environmental Impact Assessment (EIA) Notification dated 14.09.2006, issued by the Ministry of Environment and Forests (MoEF), Government of India, in the table has been clarified about the projects which require prior Environmental Clearance if projects falling above the threshold limit of 20,000 sq. m. of built-up area are required for obtaining Environmental Clearance (EC) but the our said project comes below the threshold of the notification i.e. project falls under 20000 sq. of built up ar Accordingly, since the present project does not cross the prescribed threshold limit, the condition of obtaining Environmental Clearance is not applicable to this project. For ready reference, a copy of the relevant notification issued by MoEF has been enclosed herewith.

e. It is also respectfully submitted for your further observation that the project has duly obtained Approved Service Plans and Estimates from the concerned Government Department / Authority in accordance with the applicable norms and regulations. The said plans, along with the official Approval Letter issued by the competent authority, are enclosed herewith for the kind perusal of the Hon'ble Authority.

These service plans comprehensively cover all essential infrastructural provisions, including but not limited to:

- Water supply arrangements
- Sewerage and drainage systems
- Road and service network
- Storm Water arrangement.

4. Upon perusal of the reply, it is submitted that the promoter still has not applied for extension.

5. After consideration, the Authority decides to grant one last opportunity to the promoter to apply for extension for the gap period i.e. from 31.10.2024 to 12.06.2025.

6. Adjourned to 11.02.2026.




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.

STP



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