



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 12.08.2026.

Item No. 329.46

Submission of Copy of Service plans Estimate, Standard designs SCO Commercial Site and defreeze plots.

Promoter: Homeshetra Realtors Private Limited.

Project: "Kohinoor City" an Affordable Residential Plotted Colony under DDJAY-2016 over an area measuring 20.03125 acres in Sector-32, THE & DISTT, Kurukshetra.

Reg. No.: HRERA-PKL-KRK-543-2024.

1. Vide letter dated 17.03.2026, the promoter has submitted following in compliance of clause I, II and III of special conditions of the registration certificate:
 - i. Service Plans Estimates as per clause-I
 - ii. Standard designs of SCO Commercial site as per clause-II
 - iii. Copy of defreeze plots, as per clause-III .
2. The DTCP Haryana vide Memo No. LC-5109/JD(SP)/2024/27878 Dated 05/09/24 has considered the request of the promoter regarding defreeze of frozen plots (Block-A:- 1-16, 18-22, 25, 31-34, 68-72 & 109-112, Block-B:- 83-94 & 98-102 and Block-C, plot no. 2-15, 24-25, 46-54 & 76-80) earlier falling under ROW if 11 KV HT lines in Affordable Residential Plotted Colony(DDJAY) measuring 20.03125acres in Sector-32, Kurukshetra subject to condition that plot no. 23 & 24 of Block-a shall remain frozen till shifting if 11 KV HT Line.
3. The Promoter has requested to take on record the details mentioned above. However the promoter has not complied clause IV and V of special condition.



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4. On 22.04.2026 the Authority after consideration directed the promoter to provide approved copy of service plans/ estimates, legible copy of standard design of SCO's alongwith soft copy of plans/estimates before the next date of hearing.
5. No reply has been filed by the promoter.
6. On 01.07.2026, Adv. Neeraj Puri appeared on behalf of the promoter and submitted the reply has already been filed. However, upon verification of the record, it is observed that no such reply is available on record.
7. The Authority, grants one final opportunity to the promoter to comply with the previous orders of the Authority.
8. Vide reply dated 09.07.2026, the promoter has submitted the following:
 - a. Copy of Service Estimates which is not legible.
 - b. Copy of Service Plans
 - c. Standard Design of SCO'S OF Commercial Site measuring 1622.318 sq mts.
 - d. Softcopy of service plan/ Estimates & standard designs submitted.
9. Observations:
 - i. The service Estimates submitted by the promoter are not legible.
 - ii. The commercial area mentioned in the registration certificate and the layout plan for which the standard designs were to be submitted is 0.4067 Acres (1645.91 sq mts.), however the promoter has submitted standard designs of area measuring 1622.318 sq mts
10. Today, Adv Neeraj Puri appeared on behalf of the promoter and submitted that they have submitted the legible copy of service plans today in the Authority. The Authority after consideration decided to take on record Service plans Estimate, Standard designs SCO Commercial Site and also decided to defreeze plots (Block-A:- 1-16, 18-22, 25, 31-34, 68-72 & 109-112, Block-B:- 83-94 & 98-102 and Block-C, plot no. 2-15, 24-25, 46-54 & 76-80) earlier falling under ROW if 11 KV HT lines in Affordable Residential Plotted Colony(DDJAY) measuring 20.03125acres in Sector-32, Kurukshetra subject to condition that plot no. 23 & 24 of Block-a shall remain frozen till shifting if 11 KV HT Line.
10. **Disposed of.**



True copy

Secretary (Acting),
HRERA, Panchkula

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

LA Shaflee,
Shally
14/09/26

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