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 14.10.2026.

Item No. 335.47

Submission of Completion Certificate and other documents.

Promoter: **Soha Realty Private Limited.**

Project: **"Olive Town"- an Affordable Residential Plotted colony under DDJAY 2016 on land measuring 11.25 acres situated in the revenue estate of Village Kheri Kalan, Sector-98, Faridabad.**

Reg. No.: **HRERA-PKL-FBD-449-2023 Dated: 08.05.2023 Valid upto 13.03.20.**

Temp ID: **RERA-PKL-1255-2023.**

1. The Authority has registered the above-captioned Project namely "Olive Town"- an Affordable Residential Plotted colony under DDJAY 2016 on land measuring 11.25 acres situated in the revenue estate of Village Kheri Kalan, Sector-98, Faridabad. Following Special Conditions were imposed by the Authority while granting the registration of the project:

> *"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 in respect of commercial pocket measuring 0.44 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. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development work at site."*

2. Vide letter dated 16.04.2026, the promoter has submitted the following:

   i. Completion Certificate of the Project has been granted by the DTCP on 09.04.2026.

ii. Approved Demarcation cum Zoning Plan of the project including commercial pocket (SCOs) measuring 0.4441 acres.
iii. Approved Standard Design-cum-SCO Plans of the commercial pocket (SCOs) measuring 0.4441 acres along with approval letter dated 09.05.2024.
iv. Approved Service Plans and Estimates along with approval letter dated 22.10.2024.
v. Permission for consent to establish dated 14.07.2023 issued by HSPCB.
vi. QPRs have been uploaded 31.12.2025.

3. The Promoter has requested to take on record the Completion Certificate of the project and the other documents submitted on the website of the Authority. Soft copy of the above-mentioned documents has also been submitted.

4. On 13.05.2026, the Authority directed the promoter to submit the following at least one week before the next of hearing:

i. Upload QPRs upto date of the completion i.e., 09.04.2026.
ii. Copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable).
iii. Status of community building and commercial area falling in the project.

5. Vide reply dated 06.07.2026, the Promoter has submitted the following:

i. QPRs have been uploaded upto the date of completion i.e., 30.06.2026.
ii. Copy of Consent to Establish from the office of Haryana Pollution Control Board. Copy enclosed)
iii. The Promoter has transferred the community site of the project to the government through a gift deed. (Copy enclosed)
iv. The Promoter has not sold the commercial plots of the said project till date to any prospective buyers. Standard design of the said commercial already submitted.

6. On 15.07.2026, the Authority observed that a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India has not been submitted by the Promoter. The Promoter was directed to submit the same one week before the next date of hearing.

7. On 26.08.2026, the Authority observes that copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India has not been submitted by the Promoter. Learned counsel for the Promoter sought time to file reply. The Authority decided to adjourn the matter with a direction to comply with orders dated 15.07.2026 and submit a reply on or before 05.10.2026.

8. Vide reply dated 26.08.2026, the promoter has again submitted a copy of Consent to Establish from the office of Haryana Pollution Control Board dated 14.07.2023. However,

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promoter had not submitted Copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India.

9. The office has informed that a plotted or township development project requires an EC under Item 8(b) only if the total plot area is equal to or greater than 50 Hectares (approx. 123.5 acres). This Project measuring 11.25 acres, falls far below the 123.5-acre statutory threshold. Therefore, the project does not require an EC purely based on its land layout size.

10. Today, in view of above, the Authority decides to take on record Completion Certificate of the Project granted by the DTCP on 09.04.2026, approved Demarcation cum Zoning Plan of the project including commercial pocket (SCOs) measuring 0.4441 acres, approved Standard Design-cum-SCO Plans of the commercial pocket (SCOs) measuring 0.4441 acres along with approval letter dated 09.05.2024 and approved Service Plans and Estimates along with approval letter dated 22.10.2024. The office is directed to upload Completion Certificate of the project and other relevant documents on the web portal of the Authority.

11. **Disposed of.**

Haryana Real Estate Regulatory Authority
3047
Despatche No
Date 4/11/26
PANCHKULA

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.

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