



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 07.10.2026.

Item No. 334.40

Submission of standard design of SCO's for commercial site, Zoning Plan and Revised Layout cum Demarcation Plan.

Promoter: Forteasia Realty Private Limited.

Project: "Forteasia Silicon Valley Extension-III", an Affordable Plotted Colony under DDJAY-2016 on land measuring 22.33 acres situated in the revenue estate of Village Maina, Sector-22D, Rohtak.

Reg. No.: HRERA-PKL-ROH-398-2023 dated 09.02.2023 valid upto 28.12.2027.

Temp ID: RERA-PKL-1186-2022.

Present: Sh. Akash Shukla, Authorised representative on behalf of promoter

1. The Authority had registered the project on 09.02.2023.
2. The promoter vide application dated 29.09.2025 has submitted the standard design of SCOs for commercial site approved by DTCP, Haryana for an area of 0.622 acres and has requested to acknowledge the same and expedite it at the earliest possible.
3. In this regard, it is informed that the registration fee was already paid by the promoter at the time of registration of the plotted colony and is found to be in order.
4. The Authority on 29.10.2025, had directed the promoter to submit the hard copies as well as soft copy upto 5 MB of demarcation plan, zoning plan and service plan estimates as per condition imposed in the registration certificate and the matter was adjourned to 28.01.2026.
5. Vide reply dated 27.01.2026, the promoter has informed that service plan estimates are still in process of approval. The Promoter has submitted copy of approved Zoning Plan and Revised Layout cum Demarcation Plan.
6. Soft copy of Approved Zoning Plan and Approved Revised Layout cum Demarcation Plan has been submitted by the Promoter vide email dated 27.01.2026.
7. On 28.01.2026, the Authority observed that the Layout Plan of the Project has been revised. Therefore, Promoter was directed to submit consent of 2/3rd allottees of the project. The Promoter should also submit soft copy of standard design of SCOs for commercial site



(2)

approved by DTCP, Haryana. The promoter was directed to submit a reply at least one week before the next date of hearing.

8. On 08.04.2026, the Authority observed that no reply had been received till date. In the interest of justice, the Authority decided to grant one last opportunity to the Promoter to comply with the orders of the Authority dated 28.01.2026 falling which show cause notice under Section-63 of the Real Estate (Regulation & Development) Act, 2016 shall be issued.

9. On 24.06.2026, since various opportunities had been granted to the promoter to comply with the directions of the Authority but no such compliance had been made, the Authority decided that to issue show cause notice under Section-35 read with Section 63 as to why penalty may not be imposed for not complying with the orders of the Authority.

10. Show Cause Notice under Section-35 read with Section 63 could not be sent to the Promoter since orders were received 27.07.2026.

11. On 05.08.2026 Authority again directed the office to issue show cause notice under Section-35 read with Section 63 as to why penalty may not be imposed for not complying with the orders of the Authority dated 28.01.2026.

12. In compliance of orders of the Authority dated show cause notice under Section-35 read with Section 63 was issued and sent to promoter via email on 22 September 2026 and registered post has been received back with the instructions that addressee left without instructions..

13. On 01.10.2026, promoter has filed the reply and submitted two third consent of allottees, soft copy of layout plan and standard design of SCOs for commercial site approved by DTCP, Haryana. It has also mentioned that Completion Certificate has been granted on 19.02.2026 for area measuring 22.33125 acres.

14. The Authority after consideration decided to take on record the completion certificate dated 19.02.2026, Approved Zoning Plan; Approved Revised Layout cum Demarcation Plan and directed the office to upload it on the web-portal of the Authority. **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 I vdr

Order
22/10/24

31/10

9/2