



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 23.10.2024.

Item No. 267.29

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 has submitted that the project namely 'Shree Homes'– an Affordable Group Housing Colony on land measuring 6.081 acres in Sector 45, Faridabad registered vide registration no. HRERA-PKL-FBD-112-2019 dated 11.04.2019 valid upto 31.07.2023 has been granted Occupation Certificate on 23.04.2024 for towers – A, B, C, D, E, F, G, H, J, K, L, M, N, P, Q, R and S. Request has been made to update the necessary registration details.

2. The matter was last considered by the Authority in its meeting held on 22.05.2024 vide item no. 254.20 wherein following was observed:

“5. After consideration, Authority 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. After that request of promoter will be considered.

6. Adjourned to 14.08.2024.”

3. QPRs have been filed upto 31.03.2023.



4. The above was last heard by the Authority in its meeting held on 14.08.2024 vide item no. 262.27 wherein the Authority gave last opportunity to promoter to comply with the orders of Authority dated 22.05.2024 before the next date of hearing failing which penal proceedings will be initiated as per provisions of RERA Act, 2016.

5. Now, vide replies dated 14.08.2024 and 07.10.2024, the promoter has submitted as under:-

- a. Service Plans and Estimates, Consent to Operate granted by HSPCB.
- b. The promoter has further informed that, on 04.01.2021, the Government issued enhanced norms of commercial area to be increased from 4% to 8% in the 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 Ration 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.

6. After consideration, Authority decided that promoter should get registered 1119 sq.mtrs. commercial space and 421 sq.mtrs. of residential area.

7. Adjourned to 11.12.2024.



Received on 19/11/2024

Rohit
19/11/24


19/11/24

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.

(CA Subham)