



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 27.08.2025.

Item No. 297.20

Intimation regarding change in size of plots for project namely "Arora Industrial Park".

Promoter: SPJ Promoters Pvt. Ltd.

Project: "Arora Industrial Park" - an Industrial Plotted Colony measuring 25.343 acres situated in the revenue estate of Village Kundli, Sector 47, Sonipat.

Reg. No.: HRERA-PKL-SNP-506-2023 dated 05.10.2023 valid upto 26.04.2028.

1. The Authority had registered the said project on 05.10.2023.
2. Now, vide letter dated 13.08.2025, SPJ Promoters Pvt. Ltd. have informed that there is a change in the plot sizes due to layout revision. The list of plots where the size has changed is as under:

SR. NO.	PLOT NO.	NEW SIZE IN METER			Area as per previous layout (in SQM)	Area as per new Layout (in SQM)	Difference (in SQM)
		LENGTH	X	BREADTH			
1	12	24.01	x	41.29	824.97	991.37	166.40
2	25	24.01	x	41.29	824.97	991.37	166.40
3	38	19.98	x	20.645	382.61	412.49	29.88
4	39	19.98	x	20.645	382.42	412.49	30.07
5	40	19.98	x	20.645	382.42	412.49	30.07
6	41	19.98	x	20.645	382.42	412.49	30.07
7	42	19.98	x	20.645	382.42	412.49	30.07
8	43	19.98	x	20.645	382.42	412.49	30.07
9	44	19.98	x	20.645	382.42	412.49	30.07



10	45	19.98	x	20.645	382.42	412.49	30.07
11	46	19.98	x	20.645	382.42	412.49	30.07
12	47	19.98	x	20.645	382.42	412.49	30.07
13	48	19.98	x	20.645	382.42	412.49	30.07
14	49	19.98	x	20.645	382.42	412.49	30.07
15	50	24.01	x	20.645	382.42	495.69	113.27
16	51	24.01	x	20.645	382.42	495.69	113.27
17	52	19.98	x	20.645	382.42	412.49	30.07
18	53	19.98	x	20.645	382.42	412.49	30.07
19	54	19.98	x	20.645	382.42	412.49	30.07
20	55	19.98	x	20.645	382.42	412.49	30.07
21	56	19.98	x	20.645	382.42	412.49	30.07
22	57	19.98	x	20.645	382.42	412.49	30.07
23	58	19.98	x	20.645	382.42	412.49	30.07
24	59	19.98	x	20.645	382.42	412.49	30.07
25	60	19.98	x	20.645	382.42	412.49	30.07
26	61	19.98	x	20.645	382.42	412.49	30.07
27	62	19.98	x	20.645	382.42	412.49	30.07
28	63	19.98	x	20.645	382.61	412.49	29.88
29	67	20.35	x	43.7	964.18	889.30	-74.89
30	68	20.35	x	43.7	964.18	889.30	-74.89
31	69	20.35	x	43.7	964.18	889.30	-74.89
32	70	20.557	x	44.29	930.53	910.47	-20.06
33	71	20.549	x	44.29	930.53	910.12	-20.42
34	72	20.549	x	44.29	930.53	910.12	-20.42
35	73	20.549	x	44.29	930.53	910.12	-20.42
36	74	20.549	x	44.29	930.53	910.12	-20.42
37	75	20.549	x	44.29	930.53	910.12	-20.42
38	76	20.549	x	44.29	930.53	910.12	-20.42
39	77	20.549	x	44.29	930.53	910.12	-20.42
40	79	22.35	x	60.35	607.56	1348.82	741.26
41	80	22.35	x	60.35	607.56	1348.82	741.26
42	81	22.35	x	60.35	1122.33	1348.82	226.50
43	82	22.35	x	60.35	1121.78	1348.82	227.04
44	83	22.35	x	60.35	1121.78	1348.82	227.04
45	84	22.35	x	60.35	1121.78	1348.82	227.04

3. The promoter has mentioned that plot no. 64, 65, 66 and 78 no longer exist as per the new layout and these plots were never sold. It has further been stated that they will apply for a separate RERA Registration for an additional 4.18 acres of land. The promoter has requested to update the same in office record.

4. In this regard, the promoter has enclosed revised layout plan for an area measuring 29.525 acres however, the registration has been granted for an area measuring 25.343 acres.

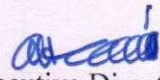


5. After consideration, the Authority directs the promoter to mark 25.343 acres on the revised Layout plan of 29.05 acres and submit a manually filled A to H form of 25.343 Acres. The promoter should also submit written consent of 2/3rd allottees as there has been a revision in the layout plan.

6. Adjourned to 26.11.2025.

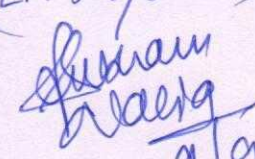


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Executive Director,
HRERA, Panchkula

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


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