



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 12.11.2025.

Item No. 304.40

Submission of service plan estimates and Part Completion certificate (for area measuring 62.641 acres in license no 124 of 2022.

Promoter: M/s Trident Hills Pvt. Ltd.

Project: "Trident Hills 1"- Integrated residential Plotted-cum-Group Housing Colony under NILP-2022 on land measuring 60.69 acres (excluding group housing area measuring 8.223 acres and area undetermined use measuring 2.361 areas out of the total licensed area measuring 71.28 acres) situated in the revenue estate of Islam Nagar, Sector-3, 4 & 4A, Pinjore Kalka Urban Complex, Panchkula.

Reg. No.: HRERA-PKL-PKL-355-2022 dated 30.09.2022 valid upto 17.08.2027.

Temp ID: 1131-2022

Present: Sanjeev Dhonu Vice President, Sohan Pant, Chief Manager.

1. The promoter vide letter dated 04.02.2025 has submitted Part completion certificate for area measuring 62.641 acres (vide memo no. LC-4822/JE(SB)2025/3758 dated 29.01.2025) forming part of in license no. 124 of 2022 dated 18.08.2022 granted for development of Integrated Residential Plotted Colony under NILP Policy-2022 measuring 71.281 acres. Registration was granted for area measuring 60.69 acres and Part completion certificate is granted for 62.641 acres.

2. The promoter has also submitted copy of service plan estimates and plans, the promoter should submit the approval of service plan estimates.

3. On 05.03.2025, Authority directed the promoter to comply with the following observations:

i. Copy of demarcation and zoning plan be submitted;



- ii. The status of special conditions (ii) imposed at the time of registration [status of group housing area measuring 8.223 acres] and (iv) [Standard designs of commercial pocket measuring 2.27 acres] be informed.
- iii. To mark 62.641 acres (for which part completion has been granted) on the total licenced area measuring 124.26 acres.
- iv. Approval letter of service plan estimates.
- 4. The matter was last heard by the Authority on 14.05.2025, wherein following was observed:

*"4. Since no reply has been received, the Authority decides to grant one last opportunity to the promoter to comply with the above stated observations.
5. Adjourned to 13.08.2025."*

5. On the last hearing dated 13.08.2025, Sh. Divaker, DGM Project Monitoring and Sh. Ankit, DGM Finance appeared on behalf of the promoter and sought some more time to file reply. After consideration, Authority grants one last opportunity to the promoter to file reply, before the next date of hearing.

6. However, after the perusal of the office record it is found that not reply has been filed by the promoter.

7. Today, Sanjeev Dhonu Vice President and Sohan Pant Chief Manager of the company appeared and submitted that they will file reply the today. The Authority directs the office to examine the reply. However, after the perusal of reply it is found that the promoter has submitted the following:


- a. Demarcation cum Zoning Plan
- b. Approval of Service Plan /Estimates
- c. Layout Plan for 62.641 acres (for which part completion has been granted) on the total licenced area measuring 124.26 acres.
- d. That the promoter shall get the group housing area measuring 8.223 acres of the colony registered, after getting the necessary approvals from Town and Country Planning Department.
- e. That the promoter shall submit duly approved building plans in respect of commercial pocket measuring 2.27 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.

Vide reply dated 12.11.2025, the promoter has complied with all the observation conveyed by the Authority on 05.03.2025.

8. Adjourned to 04.02.2026.



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.

STP (away)

LA Shelly
Shelly
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