



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 26.11.2025.

Item No. 305.19

Intimation regarding change in size of plots for project.

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. 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. The Authority on 27.08.2025 vide item no. 297.20 had directed 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. Now, the promoter vide reply dated 06.11.2025 has submitted a copy of layout plan on which 25.34375 acres have been marked with blue colour alongwith a copy of manually filled A to H form for 25.343 acres. The promoter has also submitted copy of 2/3rd consent letters received from the allottees at the time of revision of layout plan mentioning that they



have no objection if developer apply for revised layout for any changes in existing layout, Zoning, transfer of license, change in beneficiary interest, area included by applying additional license in the existing license no. 94 of 2023 dated 27/04/2023.

7. Thereafter, vide another letter dated 28.10.2025, the promoter has informed that they have changed the company name from "SPJ Promoters Pvt. Ltd." to "ALC Arora Industrial Park Pvt. Ltd." for the above project namely "Arora Industrial Park". There is no change in the management of the company, and promoters remain the same as mentioned in the previous RERA registration application. The same has been approved by DTCP, Haryana (copy of approval letter attached), and all further communications are now being communicated under the name of "ALC Arora Industrial Park Pvt. Ltd. by DTCP Haryana. In light of the above, the promoter requested to update the below-mentioned company details in office records:

- a. Company name from "SPJ Promoters Pt. Ltd." to "ALC Arora Industrial Park Pt. Ltd."
- b. New communication address 106, 1st Floor, Plot number 76 - 77, Vinayak Complex, Vijay Block, Laxmi Nagar, East Delhi, Delhi – 110092 Official email ID: sanctionalcgroup@aroralandcorp.com.

8. The promoter requested to issue the amended RERA registration certificate under the new name "ALC Arora Industrial Park Pvt. Ltd.", so that they can apply for RERA registration for an additional license of 4.18125 acres.

9. After consideration, the Authority decides to take on record the change in the plot sizes due to layout revision. New name of the company alongwith address be also taken on record. Corrigendum in this regard be issued and a scanned copy of manually filled A to H form of 25.343 Acres be annexed thereto alongwith the revised layout plan. Disposed of.




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



CA Shubham

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