



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 04.02.2026.

**Item No. 312.19**

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:** Sh. Sanjeev Bhola on behalf of promoter

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 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 submitted a copy of service plan/estimates. The promoter should also submit the approval letter of service plan/estimates.

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

- a. Copy of demarcation and zoning plan be submitted;



- b. 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.
- c. To mark 62.641 acres (for which part completion has been granted) on the total licenced area measuring 124.26 acres.
- d. Approval letter of service plan estimates.

4. The matter was 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 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. On 12.11.2025, Sh. Sanjeev Dhonu Vice President and Sohan Pant Chief Manager of the company appeared and submitted that they will file reply 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 letter of Service Plan /Estimates
- c. Layout Plan for 62.641 acres (for which part completion has been granted) on the total licenced area measuring 71.28 acres. Since the promoter has applied for part completion for an area of 70.824 acres (after excluding the UD area of 0.4167 acres and group housing area of 8.223 acres).

7. With regard to condition no. (ii) regarding registering the group housing area measuring 8.223 acres, after getting the necessary approvals from Town and Country Planning Department and condition no. (iv) regarding building plans in respect of commercial pocket measuring 2.27 acre, the promoter has mentioned that the building plans for both the Group Housing and Commercial pockets have not yet been submitted to the Director, Town and Country Planning Department, for approval. The same shall be submitted in due course, and copies of the approved plans will be forwarded to the Hon'ble Authority immediately upon receipt. They have undertaken that no part/unit of commercial or group



housing components will be sold or disposed of without obtaining requisite approvals from HRERA.

8. After consideration the Authority decides to take on record, the demarcation cum zoning plan, service plan/estimates, and part completion certificate. The promoter is further directed to comply with condition number (ii) and (iv) and do all the compliances till the grant of completion certificate by the competent authority. 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.

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