



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 13.05.2026.

Item No. 322.22

Reply to the minutes of Authority meeting dated 13.08.2025 with reference to project mentioned below.

Promoter: Godrej Projects Development Limited.

Project: "Godrej Parkland Estate" an Affordable residential plotted colony under DDJAY over an area measuring 59.965 acres situated in the revenue estate of village Bajidpur, Bidpipli, Sanwla & Pratapgarh, Sector-41, Kurukshetra.

Temp ID: 1305-2023.

1. The promoter vide letter dated 10.02.2026 has submitted that, with reference to their project "Godrej Parkland Estate", an affordable residential plotted colony under DDJAY over an area measuring 59.965 acres situated in the revenue estate of village Bajidpur, Bidpipli, Sanwla & Pratapgarh, Sector-41, Kurukshetra, they had submitted completion certificate on 29.10.2024.
2. The matter was last heard on 13.08.2025, wherein the matter was disposed off. While disposing off, some directions were given by the Authority to the promoter which are reproduced below:
 - a. To submit Environment Clearance Certificate.
 - b. Status of development of integrated commercial area of 0.371 and 0.389 acres in the project.
 - c. QPRs are submitted till 30.09.2024.
3. In accordance with the order dated 13.08.2025, the promoter has submitted the following:
 - a. The said project does not attract provisions of EIA Notification 2006 as amended from time to time. As per the EIA notification the project pertaining to development of Residential Plotted Colony having Plot area less than 50 Ha and



build up area less than 1, 50,000 SQM does not attract the provision of new EIA Notification, 2006, Environment clearance is not applicable Parkland Estate in total Built Up area as well as total land area is below the said conditions, and hence EC is not applicable.

- b. The commercial area is currently under construction and approved building plans for the integrated commercial area of 0.371 and 0.389 acres are attached for reference.
 - c. Since, the completion has been received on 21.10.2024. Promoter has submitted QPRs till 31.12.2024.
4. After perusal of the reply, it is found that the promoter has complied with all the special condition of the RC.
 5. The promoter has requested to take on record and upload the completion certificate on the web portal of the Authority.
 6. On 11.03.2026, after consideration, the Authority observed that the promoter has approved building plan with G+2 which established that promoter is not selling the plots to individuals but sold the shops/commercial space after construction and directs the promoter to give clarification regarding the same before the next date of hearing. Only after that the Completion Certificate will be taken on record.
 7. Today, Adv. Anupam Kohli appeared on behalf of the promoter and submitted that, with regard to the commercial sites measuring 0.371 acres and 0.389 acres, no third-party rights have been created therein and no portion of the said commercial sites forming part of the project is being sold by the promoter.

The Authority, after due consideration of the submissions made, directed the promoter to submit an affidavit duly affirming the aforesaid facts on record.

8. Adjourned to **29.07.2026**.



True copy

Secretary (Acting),
HRERA, Panchkula

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

Advisor (on leave)
STP (on leave)

LA Shalini.
Shalini
09/06/26