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 16.09.2026.**

Item No. 332.19

**Reply to the minutes passed by the Authority 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 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 got 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 directed 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. On 13.05.2026 , 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. The promoter vide letter dated 08.05.2026 has submitted Approval of standard design of SCOs of commercial site-2 measuring 0.439 acres in compliance of special condition ii of the registration certificate.

> *"We have neither created any third-party rights nor are we are selling any area of the commercial site of the project. Further, if in future we sell or create any rights over the commercial area of the project, we shall apply for registration with the Authority before selling or creating any third-party rights over such land."*

9. Since the promoter has submitted approval of standard design of SCOs of commercial site-2 measuring 0.439 acres in compliance of special condition ii of the registration certificate, the Authority after consideration directs the promoter to submit an affidavit that 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.

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10. Today, neither any one appeared nor any reply has been filed by the promoter. The Authority after consideration directs the promoter to comply with the last orders of the Authority atleast one week before next date of hearing The Authority imposes ban on the unsold inventory.

11. Adjourned to **11.11.2026.**

Haryana Real Estate Regulatory Authority PANCHKULA
Despatch No 2747
Date 14/10/26

True copy

Secretary (Acting),
HRERA, Panchkula

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

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14/10/26