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 14.10.2026.

Item No. 335.49

Request to correct carpet area details of the project in online A-H Form.

Promoter: **M/s BP Homes Pvt. Ltd.**

Project: **"Barlerias" a Retirement Group Project (under Retirement Housing Policy dated 04.11.2024) on land measuring 1.562 acres situated in the revenue estate of Kheri Kalan, Sector-85, Faridabad.**

Reg. No.: **HRERA-PKL-FBD-796-2025 dated 2p8.11.2025 valid upto 31.12.2030.**

Temp ID: **RERA-PKL-1791-2025.**

1. Vide letter dated 23.02.2025, the promoter has informed that a clerical error has occurred during the online submission of A-H form (Part-C) of the above-mentioned project. The "Super Area" details were inadvertently entered in the column designated for "Carpet Area" due to manual oversight at their end. To ensure transparency of allottees, the net usable Carpet Area should be disclosed. The current online A-H form of the project on the web portal of the Authority reflects incorrect figures, which may lead to future disputes or legal complications. The correct details of carpet area of the project submitted by the Promoter are:

Type	Carpet area (In Square Meter)	Number of apartments	Number of towers
Apartment/Shops/Other Buildings	118.260	92	3
Apartment/Shops/Other Buildings	39.371	3	3
Apartment/Shops/Other Buildings	98.113	2	2
Apartment/Shops/Other Buildings	55.846	2	2
Apartment/Shops/Other Buildings	30.43	1	1
Apartment/Shops/Other Buildings	31.325	2	1
Apartment/Shops/Other Buildings	31.504	1	1
Apartment/Shops/Other Buildings	17.03	1	1
Apartment/Shops/Other Buildings	27.745	2	1

Apartment/Shops/Other Buildings	**26.85**	**1**	**1**
Apartment/Shops/Other Buildings	**25.33**	**1**	**1**
Apartment/Shops/Other Buildings	**26.075**	**2**	**1**
Apartment/Shops/Other Buildings	**26.224**	**1**	**1**
Apartment/Shops/Other Buildings	**12.155**	**1**	**1**
Apartment/Shops/Other Buildings	**23.095**	**2**	**1**
Apartment/Shops/Other Buildings	**23.35**	**1**	**1**

2. The promoter has informed that there is change in Building Plans of the project.

3. On 22.04.2026, the Promoter was directed to submit reply to the following at least one week before the next date of hearing:

a. Has there been a revision in the approved building plans approved by DTCP on 28.10.2025.
b. Has there been a change in the carpet area of the units allotted by the promoter.
c. If there has been a change then written consent of 2/3rd allottees be submitted.
d. Is the present carpet area as per the revised building plans.
e. If there is a change in Building Plans, the promoter should submit a copy of revised building plans.

4. On 01.07.2026, the Authority observes that no reply has been filed by the Promoter till date. Therefore, last opportunity is granted to the Promoter to comply with the directions of the Authority dated 22.04.2026 at least one week before the next date of hearing.

5. On 12.08.2026, the Authority observed that neither anyone appeared nor any reply filed. The Authority strictly took note of this non-compliance on part of the promoter and directed the promoter to submit a reply to the observations of the Authority dated 22.04.2026 failing which request of the promoter shall be rejected. The office was directed to send a copy of this order at the registered address and email of the promoter.

6. In compliance of above, copy of orders dated 12.08.2026 was delivered to the promoter via email on 15.09.2026 and via registered post on 19.09.2026.

7. Vide reply dated 24.09.2026, the promoter has submitted the following:

i. There is no change in approved building plans approved vide letter dated 28.10.2025.
ii. The Super Area details were inadvertently entered in the column designated for Carpet Area in REP-I (A-H) Form due to manual oversight at our end.
iii. It is confirmed that there is no change in the approved building plans, however, the promoter has requested to correct the areas in the column of carpet Area (in REP-I) for transparency of allottees.
iv. Since, there is no revision of approved building plans, hence there is no change in carpet area.

Haryana Real Estate Regulatory Authority ★ Panchkula ★

8. Vide reply dated 14.10.2026, the promoter has submitted list of units of the project which includes Floor, Tower, Unit No., area as per approved plan and super built up area of the units.

9. Today, the Authority observes that there is no revision of building plans as stated by the promoter and the "Super Area" details were inadvertently entered in the column designated for "Carpet Area" due to manual oversight at their end. The Authority decided to take on record correct details of the carpet area of the project. The office is directed to issue corrigendum in this regard accordingly.

10. **Disposed of.**

Haryana Real Estate Regulatory Authority
Despatch No 3049
Date 4/11/26
PANCHKULA

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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