



HARERA
GURUGRAM

PUBLIC NOTICE

**APPLICATION FOR AMENDMENT IN REGISTRATION OF THE
GROUP HOUSING COLONY NAMEDLY
"BIRLA ARIKA"
SITUATED IN SECTOR-31 & 32A, GURUGRAM BEING DEVELOPED BY
M/S BIRLA ESTATES PRIVATE LIMITED**

It is for the information of the general public and the allottees of the project namely "Birla Arika", that the promoter M/s Birla Estates Private Limited has applied for amendment in registration of the project for an area admeasuring 11.745 acres forming part of License No. 116 of 2011 dated 23.12.2011 valid upto 22.12.2029 falling in the revenue estate of village Jharsa, Sector-31-32A, Gurgaon issued by DTCP, Haryana in favour of Barmalt India Pvt. Ltd., Smt. Asha and Aadesh in which change of developer to M/s Birla Estates Pvt. Ltd. was granted by DTCP dated 13.09.2024.

The project namely "BIRLA ARIKA" was registered with the Authority vide RC No. 17 of 2025 dated 20.02.2025 over an area of phase measuring 11.745 acres.

Thereafter, the Department of Town and Country Planning has approved revised phasing plan vide Memo No. ZP-1321 Vol-II/JD(G)/2026/1951 dated 16.01.2026 and drawing no. DTCP 11665 dated 28.11.2025. Further, the promoter has obtained the approval of revised building plans for Phase-1, Phase 2 (Tower no's 4,5,6 & Nursery School Basement) and EWS Block falling in group housing colony vide Memo no. ZP-1321 Vol-II/JD(G)/2026/1955 dated 16.01.2026.

Thereafter, the project namely "BIRLA ARIKA PHASE-2" was registered with the Authority vide RC No. 16 of 2026 dated 25.02.2026 over an area of phase measuring 1.53 acres.

As per the provisions of Section 14(2)(II) of the Real Estate Development and Regulation) Act, 2016 any alteration or addition in the sanctioned plan of the project requires written consent of at least two third of the allottees. The promoter has submitted two-third written consents of allottees with respect to revision in building plan of 225 allottees whereas total sold units are 321.

Now, the promoter has approached the Haryana Real Estate Regulatory Authority, Gurugram for amendment in registration of the project namely "BIRLA ARIKA" over an area admeasuring 11.745 acres dated 12.05.2026.

If any concerned person has any objection with respect to above, the details are available in the office of the Haryana Real Estate Regulatory Authority, Gurugram which can be seen by any concerned on any working day during office hours i.e., 11.00 a.m. to 4.00 p.m. upto 04.06.2026. Objections, if any, may be filed on or before 04.06.2026, 11.00 a.m. to 4.00 p.m. and he or she may appear before the authority in person on 08.06.2026 at 11:00 am.

Given under the approval of the Authority and its seal.

Dated: 21.05.2026

**Secretary,
Haryana Real Estate Regulatory
Authority, Gurugram.**