



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 04.12.2023.

Item No. 234.35

(viii) Promoter : Parcela Real Estate Private Limited

Project : 'KINGS COURT' - Group Housing Colony on land measuring 7.2431 acres situated in the revenue estate of Village Tikkawali, District Faridabad, Haryana.

Temp ID : RERA-PKL-1374-2023

1. The matter pertaining to registration of this project came up for consideration of the Authority today. License No. 34 of 2007 for an area measuring 36.75 acres in favour of M/s Triveni Ferrous Infrastructure (P) Ltd.; License no. 35 of 2007 for an area measuring 3 acres in favour of M/s Sumit S/o Sh. H.C. Mittal and License no. 36 of 2007 for an area measuring 8.288 acres in favour of M/s Triveni Ferrous Infrastructure (P) Ltd. and M/s Ferrous Alloys Forgings (P) Ltd. were granted on 24.01.2007 valid upto 22.01.2009 for the development of a Group Housing Colony on total land measuring 48.038 acres in the revenue estate of Village, Tikkawali, District Faridabad, Haryana.
2. The applicant promoter Parcela Real Estate Private Limited has been granted change in beneficial interest under policy dated 18.02.2015 over a part of licensed area measuring 7.2431 acres (equivalent to 74062.922 sq.mts FAR) by the DG,TCP on 16.11.2023.
3. The application submitted by the promoter has been examined and following deficiencies are observed:
 - i. The applicant promoter has submitted preview form and copy of final application form has not been submitted.



- ii. The promoter has applied for registration of 7.2431 acres with an FAR of 74062.922 sq.mts. (however FAR of 1.75 in this land works out to 51297sq.mts).
 - iii. The area to be registered has neither been marked on the site plan nor separate building plans approved by the department for this area have been submitted by the promoter.
 - iv. No bifurcation of land use has been shown on the Land Utilization Table under REP-I Part-C.
 - v. The REP-I and REP-II form submitted by the promoter would change after the approval of building plans for this area.
4. Adjourned to 29.01.2024 with direction to promoter to comply with the above said observations.
5. In case promoter/applicant furnishes the aforesaid information before the next date of hearing, their application may be considered by the Authority in its meeting on Monday following the date of such submission.



anand
14/12/23

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.

(A. Sharma)