



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 31.01.2024.

Item No. 240.30

(ii) Promoter: Parcela Real Estate Private Limited.

Project : "KINGS COURT" - a 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

Present: Sh. Ankur Sharma, Advocate on behalf of the promoter and Sh. Abhishek, authorized representative of the promoter.

1. 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 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. Said licenses have been renewed upto 22.01.2025.

2. The matter was last considered by the Authority on 04.12.2023 wherein following deficiencies were conveyed:

- 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."

3. The promoter has submitted reply dated 16.01.2024 but has however not clarified the above mentioned deficiencies as the site plan and building plans enclosed by him are of the year 2007-2008 relating to the total land measuring 48.038 acres. The promoter has enclosed the permission for change of beneficial interest under policy dated 18.02.2015 over part of licensed area measuring 7.2431 acres (equivalent to 74062.922 sqm FAR) issued by DTCP Haryana on 16.11.2023, however the same is not supported with latest site plan and building plans countersigned by DTCP which depict the boundaries of area proposed to be registered. The promoter should submit the above documents duly approved by DTCP along with the above observations.

4. Adjourned to 27.03.2024 with direction to promoter to comply with the above said observations.



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.