



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

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**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 05.03.2025.**

**Item No. 280.18**

**Submission of revised layout plan.**

**Promoter: Pyramid Infratech Pvt. Ltd.**

**Project: "Emerald Estate" an Affordable Residential Plotted Colony (DDJAY-2016) over an area measuring 27.837 acres falling in the revenue estate of village Bambad, sector-22 & 33, Rewari.**

**Reg. No.: HRERA-PKL-RWR-494-2023 dated 22.09.2023 valid upto 30.06.2026.**

**Present: Adv. Tarun Ranga on behalf of the promoter**

1. Letter dated 06.02.2024 has been received from the promoter submitting revised layout plan of the above cited project. Due to increase in population density from 13.5 to 18 PPA and for combining the earlier existing two commercial pockets into one pocket, the layout plan has been revised. The promoter states that they have sold 41 plots till date out of which they have obtained consent from 33 allottees in the project. Further, it states that approved service plans and estimates and plans of commercial pocket will be submitted as and when approved by the competent Authority.

The promoter has also submitted a copy of undertaking stating that they invited objections from each existing allottee regarding the amendment in the revised layout plan through advertisement and they have not received any objections from any of the existing allottees. They have displayed the revised layout plan at their site office. Further, they have undertaken that they shall not give any advertisement for booking/sale of plots/subject cited colony till the final approval of the revised layout plan.



2. After perusal of record, it is found that agenda proceedings are going on relating to the same project wherein the promoter has mortgaged the project to Hero Housing Finance Limited against credit facilities availed from them. The Authority on 28.08.2024, directed the promoter to submit NOC from lending institution, i.e., M/s Hero Housing Finance Ltd. to the effect that they will have no objection for getting the conveyance deed executed in favour of allottees when full amount is paid. Again on 06.11.2024 and 08.01.2025, the promoter was asked to submit the NOC, however, no reply was received. Now the matter is listed for 12.03.2025.
3. The promoter requests to update the revised layout plan in our records and to upload the new plan on the website.
4. Today, counsel informed that they have received final approval of the revised plan which they have already submitted in the Authority and NOC will be submitted shortly.
5. The Authority decides that revised plan issued by the DTCP be taken on record and uploaded on the web portal of the Authority.
6. Matter is disposed of.



True copy

Executive Director,  
HREERA, Panchkula

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

*Winita*  
25/03/25

LA (Monika)