



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 23.04.2025.

Item No. 285.17

Submission of Approved Standard designs of SCOs/DSS in Commercial Site- I measuring 1411.26 Sqm (0.3487 Acres) and Commercial Site- III measuring 1565.43 Sqm (0.386 Acres).

Promoter: M/S Emperium Developers Pvt. Ltd.

Project: "Emperium Resortico" an Affordable Residential Plotted Colony (DDJAY-2016) over an area measuring 40.493 acres falling in the revenue estate of village Bhagwargarh, Sector-33-34, Yamunanagar.

Reg. No.: HRERA-PKL-YNR-611-2024 dated 14.08.2024 valid upto 18.06.2029.

1. The Authority imposed special condition on RC No. HRERA-PKL-YNR-611-2024 dated 14.08.2024 that "*Promoter shall submit approved building plans in respect of commercial pocket measuring 1.47 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.*"

2. In view of above, the Promoter has submitted Approved Standard designs of SCOs/DSS in Commercial Site- I measuring 1411.26 Sqm (0.3487 Acres) and Commercial Site- III measuring 1565.43 Sqm (0.386 Acres). The said designs were approved by DTCP vide letter dated 13.12.2024 with proposed FAR upto 1.50%. The required fee upto 1.50% stands deposited alongwith application of registration.

3. The Promoter has informed that Company has planned and proposed the Club House in Commercial Site-II (measuring 2976. Sqm) as per approved Layout Plan. Building Plans of the said site are not yet approved and will be submitted upon its approval from office of DTCP.



4. The Authority inquired whether commercial plots will be sold or SCOs will be constructed. The representative of the promoter informed that plots of the commercial site will be sold in the project.

5. On 05.02.2025, the Authority decided that Approved Standard design be taken on record and uploaded on the web portal of the Authority. Promoter should send soft copy of the Standard Design along with the approval letter (upto 5 MB) on the official email of the Authority. The promoter is hereby allowed to dispose of any part/unit of Commercial Site- I measuring 1411.26 Sqm (0.3487 Acres) and Commercial Site- III measuring 1565.43 Sqm (0.386 Acres). Ban on sale on Commercial Site-II (measuring 2976. Sqm) shall continue until approved building plans are submitted along with deficit fee, if any.

6. Approved Standard designs have been uploaded on the web portal. The Authority decides to dispose of the matter.



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.

LA (Monika)

Wants