



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 07.01.2026.

Item No. 309.44

Rectification of Area details and inclusion of additional plots in RERA Registration Certificate bearing No. HRERA-PKL-FBD-755-2025.

Promoter: EMERALD INFRALAND LLP.

Project: "MAPLE" an Affordable Residential Plotted Colony over an area measuring 3193.947 sq. mtrs., situated in the revenue estate of Village Kheri Kalan, Sector-97, Faridabad.

Reg. No.: HRERA-PKL-FBD-755-2025 dated 27.08.2025 valid upto 30.06.2030.

Temp ID: RERA-PKL-1781-2025.

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

1. The promoter vide letter dated 04.11.2025, has requested for rectification in the RERA Certificate and inclusion of two additional plots.
2. The promoter submitted that, upon detailed review of the approved building plans, approved site plan and the RERA certificate, we have identified certain discrepancies in the area and FAR figures mentioned in Annexure-1 of the RERA Certificate.

1. Discrepancy in Area and FAR Figures

As per the RERA Certificate, the total area of 23 plots has been correctly mentioned as 3193.947 Sq.mtr in the summary, but the same Annexure-1 reflects the plot area as 3344.15 Sq.mtr and FAR as 8572.53 Sq.mtr, which are incorrect.

The correct figures as per approved building plan and site plan are as follows:

- Total Plot Area (23 plots): 3193.947 Sq.mtr
- Approved FAR (23 plots): 8283.418 Sq.mtr



Therefore, the promoter requests the Authority to kindly rectify the area and FAR details mentioned in Annexure-1 of the RERA Certificate and issue a revised certificate reflecting the correct figures.

2. **Inclusion of Additional Two Plots (C-61 and D-62)**

Plot No.	Plot Size (Sq. Mtr.)	Approved FAR (Sq. Mtr)
C-61	143.784	368.19
D-62	143.406	368.498
Total Additional Area	287.19	736.683

After incorporating these two additional plots, the total revised figures will be as follows:

- Total Number of plots: 25
- Total Plot Area: 3481.198 Sq. mtr
- Approved FAR: 9020.101 Sq. mtr

3. Promoter has also submitted a revised 'Annexure A', which is as follows:

Sr. No.	Plot No.	As per Approved Building Plan (Sq. Mtr)	FAR as per Approved Building Plan (Sq. Mtr)	Plot Area as per RERA Certificate Ax-1 (Sq. Mtr)	FAR as per RERA (Sq. Mtr)
1	2A	133.24	337.27	148.21	380.83
2	34A	148.214	380.583	133.24	337.27
3	35A	148.214	380.583	133.24	337.27
4	72A	143.406	368.493	148.21	380.83
5	73A	143.406	368.493	143.41	368.49
6	86A	122.812	332.67	133.24	337.27
7	93A	122.812	332.67	148.21	380.83
8	102A	120.766	321.144	148.21	380.83
9	29A	148.214	380.583	148.21	380.83
10	71A	143.406	368.493	148.21	380.83
11	18A	148.214	380.583	148.21	380.83
12	19A	148.214	380.583	148.21	380.83
13	56A	143.784	368.19	148.21	380.83
14	20A	148.214	380.583	148.21	380.83
15	31A	148.214	380.583	148.21	380.83
16	150A	133.244	337.274	148.21	380.83
17	15A	148.214	380.583	148.21	380.83
18	66A	143.406	368.493	148.21	380.83
19	28A	148.214	380.583	148.21	380.83
20	134A	120.766	321.144	148.21	380.83
21	62A	143.406	368.493		
22	63A	143.406	368.493	148.21	380.83
23	90A	122.812	332.67	133.24	337.27



24	98A	122.812	332.67	148.21	380.83
25	61A	143.784	368.19		
Total			9020.101	3344.15	8572.51

4. Upon perusal of the details mentioned in Annexure-A the same were provided by the promoter at the time registration.
5. Regarding inclusion of additional two plots, a separate registration has to be filed by the promoter.
6. Today, Adv. Tarun Ranga appeared on behalf of the promoter. The Authority, after consideration, directed the promoter to submit a comparative statement in a tabular form highlighting the variations in the table 'Annexure- 1' (submitted at the time of registration) alongwith the two plots to be included in the registration.
7. Adjourned to 18.03.2026.



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.

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