



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

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

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 25.02.2026.

**Item No. 314.22**

**Intimation of revision of Approved building plans.**

**Promoter: Uttirna Infraprojects Private Limited.**

**Project: "M3M Terraces I" 408 independent residential floors (on 102 plots- A-7(45-74), A-8(11,12,14-62), A-11(9-12,14-30)) over an area measuring 3.775 acres (forming Part of a larger plotted colony measuring 55.723 acres) situated in the revenue estate of village Kabri and Panipat Taraf Insar, Sector-37, Panipat.**

**Reg. No.: HRERA-PKL-PNP-704-2025 Dated: 27.05.2025 valid upto 03.07.2031.**

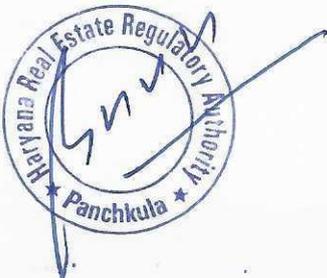
**Temp ID: 1679 of 2025.**

1. The promoter vide letter dated 22.01.2026 has informed with regard to revision of approved building plans. The Authority on 27.05.2025 had registered 408 independent residential floors (on 102 plots- A-7(45-74), A-8(11,12,14-62), A-11(9-12,14-30)) over an area measuring 3.775 acres (forming Part of a larger plotted colony measuring 55.723 acres). However, the promoter has now submitted **revised** building plans for **100 plots** out of **102 plots** by DTP, Panipat vide emails dated **20.01.2026**.

2. Perusal of the emails dated 20.01.2026 reveal that the District Town Planner, Panipat has approved building plans for Plot No. A-7/45 to A-7/74, A-8/11, A-8/12, A-8/14 to A-8/60 (Type-A) Total Plot Nos. 79 and Plot No. A-11/9, A-11/10, A-11/11, A-11/12, A-11/14 to A-11/30 (Type-B) Total plot Nos. 21.

3. Furthermore, the promoter has also attached approval of building plans from architect under Form BR-III vide letters dated 20.01.2026 bearing Memo No. PAN/TYPE-A/79/1 and Memo No. PAN/TYPE-B/21/1.

4. Since the registration was granted by the Authority on 27.05.2025 the promoter may be directed to appraise, whether any advertisement, booking, sale of the aforesaid units/floors



has been made by the promoter as per the previous building plans. The promoter may be directed to appraise the Authority whether any Builder Buyer Agreement (BBA) was executed with the allottees as per the previous building plans. In case the promoter has not advertised, booked, sold any unit/floor, an affidavit regarding the same be submitted.

5. The matter was last heard by the Authority on 04.02.2026, wherein the counsel appearing on behalf of the promoter submitted that there is no change in the date of completion of the project and an affidavit has also been submitted on 04.02.2026 stating that the promoter has not made any allotment from the date of grant of registration nor created any third-party rights. The Authority observed that the Affidavit submitted is not in order and directed the promoter to re-submit an affidavit stating that the promoter has not advertised, booked, sold any unit/floor in the said project, at least one week before the next date of hearing along with compliance of the remaining special conditions of the registration certificate. The matter was adjourned to 22.04.2026.

6. Vide reply dated 19.02.2026, the promoter has mentioned that they had registered a total of 408 floors proposed to be constructed on 102 DDJAY plots. However, revised building plans have now been granted to the promoter for 100 plots out of 102 Registered Plots comprising of 400 floors on 20.01.2026. They have also sent an email including the details of carpet areas of the Units and Building Plans (upto 5MB file), which may be uploaded online as per Authority's directions. The promoter has submitted an Affidavit that from the date of launch of the project, i.e., 27.05.2025, till 22.01.2026, the promoter has not sold any unit in the project. The promoter has undertaken the marketing of the project post grant of the earlier RERA Registration Certificate vide RC No HRERA-PKL-PNP-704 dated 27.05.2025, however, no third-party rights i.e., bookings/allotments have been created in this regard. Environment Clearance of the project in compliance of special condition has also been submitted. In view of the above, the promoter has requested the Authority to grant the hearing at the earliest for approval of amendment in the Registered Project.

7. After consideration, the Authority decides to take on record the revised building plans submitted by the promoter. Disposed of.



True copy

Secretary, (Acting)  
HRERA, Panchkula

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

LA-Shubham

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attested

18/3/26

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