



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 25.03.2026.

Item No. 316.43

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.

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.

I. 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



1/4

Therefore, the promoter request 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.

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

Details of Additional Two plots (C-61 & 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 |



29/4

4. Upon perusal of the details mentioned in Annexure-A the same were provided by the promoter at the time of registration.
5. Regarding inclusion of additional two plots, a separate registration has to be filed by the promoter.
6. On 07.01.2026, the Authority 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) along with the two plots to be included in the registration.
7. Vide reply dated 18.02.2026, the promoter has submitted the following:

Corrected Annexure- A

| S. 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 | A-86 | 122.81 | 332.67 | 133.24 | 337.27 | Yellow |
| 2 | A-90 | 122.81 | 332.67 | 133.24 | 337.27 | |
| 3 | A-93 | 122.81 | 332.67 | 148.21 | 380.83 | |
| 4 | A-98 | 122.81 | 332.67 | 148.21 | 380.83 | |
| 5 | A-102 | 120.77 | 321.14 | 148.21 | 380.83 | |
| 6 | B-2 | 133.24 | 337.27 | 148.21 | 380.83 | |
| 7 | B-15 | 148.21 | 380.58 | 148.21 | 380.83 | Green |
| 8 | B-18 | 148.21 | 380.58 | 148.21 | 380.83 | |
| 9 | B-19 | 148.21 | 380.58 | 148.21 | 380.83 | |
| 10 | B-20 | 148.21 | 380.58 | 148.21 | 380.83 | |
| 11 | B-28 | 148.21 | 380.58 | 148.21 | 380.83 | |
| 12 | B-29 | 148.21 | 380.58 | 148.21 | 380.83 | |
| 13 | B-134 | 120.77 | 321.14 | 148.21 | 380.83 | Yellow |
| 14 | B-150 | 133.24 | 337.27 | 148.21 | 380.83 | |
| 15 | C-31 | 148.21 | 380.58 | 148.21 | 380.83 | Green |
| 16 | C-34 | 148.21 | 380.58 | 133.24 | 337.27 | Yellow |
| 17 | C-35 | 148.21 | 380.58 | 133.24 | 337.27 | |
| 18 | C-56 | 143.78 | 368.19 | 148.21 | 380.83 | Green |
| 19 | D-63 | 143.41 | 368.49 | 148.21 | 380.83 | |
| 20 | D-66 | 143.41 | 368.49 | 148.21 | 380.83 | |
| 21 | D-71 | 143.41 | 368.49 | 148.21 | 380.83 | |
| 22 | D-72 | 143.41 | 368.49 | 148.21 | 380.83 | |
| 23 | D-73 | 143.41 | 368.49 | 143.41 | 368.49 | |
| 24 | C-61 | 143.78 | 368.19 | | | Green |
| 25 | D-62 | 143.41 | 368.49 | | | Blue |
| Total | | 3481.20 | 9020.10 | 3344.15 | 8572.51 | |



8. Vide letter dated 24.03.2026, counsel for the promoter has requested to adjourn the matter as he will be unable to attend the meeting.

9. In view of the above request, the Authority decides to adjourn the matter to 03.06.2026.



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.

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