



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 22.07.2026

Item No. 326.20

Rectification of Area details and inclusion of additional plots in RERA.

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

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, they 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

Therefore, the promoter requested the Authority to 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)



(14)

Details of Additional Two plots (C-61 & D-62)

Plot No.	Plot Size (Sq. Mtr.)	Approved (Sq. Mtr)	FAR
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 Approved Building (Sq. Mtr)	per Plan	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 which were provided by the promoter at the time registration. (regarding inclusion of additional two plots) a separate registration has to be filed by the promoter.

5. 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.

6. Vide reply dated 18.02.2026, the promoter has submitted that Correction in plot area and FAR, as per approved building plans, have been highlighted in Yellow. Correct plot area and FAR figures, as per sanctioned plans, have been highlighted in Green. Details of the additional two plots, have been highlighted in Blue. **Corrected Annexure- A is as follows:**

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	
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. On 25.03.2026, in view of the above request, the Authority decided to adjourn the matter to 03.06.2026.

10. Since the meeting dated 03.06.2026 could not be held, the matter was adjourned to 22.07.2026.

11. Today, considering the request of the Promoter, the Authority decided to take on record revised FAR of the Plots already registered and since the Promoter has also paid requisite fee for the above said Plots amounting to ₹ 20,500/-, therefore, the Authority decided to add Plot No. C-61 and D-62 in the registration of the Project. The total FAR of the project after adding two plots is 9020.10 Sq. Mtrs. Corrigendum in this regard be issued accordingly.

12. 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.

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