



**HARERA
GURUGRAM
PUBLIC NOTICE**

**FOR INVITING OBJECTIONS REGARDING AMENDMENT IN EXISTING PROJECT
REGISTRATION OF THE COMMERCIAL COLONY NAMEDLY
“ALURA”**

**HARERA RC NO. 104 OF 2025, SECTOR 62, GURUGRAM BEING DEVELOPED BY
M/S PIONEER URBAN LAND AND INFRASTRUCTURE LIMITED**

It is for the information of the general public and the allottees of the project namely "ALURA" situated in Sector-62, Gurugram that an application dated 28.09.2026 for amendment of registration certificate of the above project registered in the Authority submitted by **M/s Pioneer Urban Land and Infrastructure Limited** under Section 4 of the Real Estate (Regulation and Development) Act, 2016.

The Promoter (M/s Pioneer Urban Land And Infrastructure Ltd.) obtained the license from Director, Town and Country Planning Department, Haryana, vide Licence No. 239 of 2007 dated 25.10.2007 (area 3.03725 acres), License No. 240 of 2007 dated 25.10.2007 (area 17.4875 acres), Licence No. 241 of 2007 dated 25.10.2007 (area 3.0 acres), Licence No. 199 of 2008 dated 08.12.2008 (area 0.953 acres), thereby total area measuring 24.47775 acres for setting up of Commercial Colony in Sector-62, Gurugram. The promoter has obtained the approval of building plans vide memo no. ZP-338-II/PA(DK)/2025/31457 dated 13.08.2025 from DTCP, Haryana.

Thereafter, the above project is registered with the Authority vide registration certificate no. 104 of 2025 dated 16.10.2025 (For Phase-II) for area admeasuring 6.99025 acres. **Now, the promoter has obtained the approval of revised building plans of the said phase vide memo no. ZP-338-III/PA(DK)/2026/21401 dated 18.06.2026 from DTCP, Haryana.**

The Comparative details of the approved building plans are set out below: -

S. No.	Particulars	As per old building plans	As per revised building plans
1	Phase Name	2	2
2	Site Area	28,288.493 Sq. M	28,288.493 Sq. M
3	Proposed FAR	1,51,998.227 Sq. M	1,60,143.356 Sq. M
4	Proposed Ground Coverage	8,270.766 Sq. M	8341.019 Sq. M
5	No. of Towers	2	2
6	No. of Floors (including Ground Floor and excluding Stilt Floor)	East Tower- G+39 West Tower- G+40	East Tower- G+46 West Tower- G+40
7	No. of Units	243	267
8	Basement	4	4

Now, the promoter has approached the Authority for amendment in the registration certificate no. 104 of 2025 pursuant to the revision of building plans as mentioned above.

As per the provisions of Section 14(2)(ii) of the Real Estate (Regulation and Development) Act, 2016, any alteration or addition in the sanctioned plan of the project requires the written consent of at least two-thirds of the allottees. **As per the details submitted by the promoter, 11 out of 243 units have been sold to 10 allottees. The promoter has further submitted the written consent of allottees for 10**

unique allottees, which constitutes more than two-thirds of the total number of unique allottees in the project, with respect to the revision of the approved building plans.

The Authority is considering the application of the promoter to grant amendment in registration certificate under Section 4 of the Act 2016 for this project and hereby invite objections if any, in this regard.

The relevant application and related documents are available in the office of the Haryana Real Estate Regulatory Authority, Gurugram which can be seen by any concerned on any working day during office hours up to 21.10.2026 from 11:00 am – 4:00 pm for filing of objections with respect to the above application dated 28.09.2026, if any. Such objections shall be filed in the registry of the Authority up to 21.10.2026 till 11:00 am. Also, if anyone wishes to appear, may appear before the Authority on 21.10.2026 at 11:00 AM during the hearing.

Given under the approval of the Authority and its seal.

Dated: 08.10.2026

**Secretary,
Haryana Real Estate Regulatory
Authority, Gurugram.**