Project – Alura
Promoter – M/s Pioneer Urban Land and Infrastructure Ltd.

Hearing brief for amendment in registration of Project u/s 4

S.No	Particulars	Details	
1.	Name of the project	Alura	
2.	Name of the promoter	M/s Pioneer Urban Land and Infrastructure Ltd.	
3.	About the promoter	M/s Pioneer Urban Land and Infrastructure Limited has been incorporated vide dated 31.01.1985 at registered address at Pioneer Square, 2nd Floor, Near Golf Course Extension Road, Sector-62, Gurugram – 122098, Haryana. Mr. Manish Periwal is Founder, Chairman, and Managing Director (CMD) and Mr. Ashish Periwal, Ms. Meenakshi Periwal, Mr. Ram Krishna Prapann and Ms. Pratibha Mundhra are the directors. Mr. Chandra Deo Sah is the company secretary of the promoter company.	
4.	Nature of the project	Commercial Colony	
5.	Location of the project	Sector-62, Gurugram	
6.	Legal capacity to act as a promoter	License Holder	
7.	Name of the license holder	M/s Pioneer Urban Land and Infrastructure Ltd.	
8.	Status of project	Ongoing	
9.	RERA Registration No.	104 of 2025	
10.	Validity of Registration Certificate	16.10.2025	07.07.2033 + 4 months= 07.11.2033
Note: As per the Office Order dated 11.08.2026, the project was registered before 31.07.2026. The validity of the project, as per the REP-II submitted by the promoter at the time of registration under Section 4, was up to 07.07.2033, which is beyond 28.02.2026. Accordingly, in terms of the aforesaid Office Order dated 11.08.2026, the completion period of the project stands extended by four months, and the revised validity of the project shall be up to 07.11.2033.			
11.	Date of receipt of application for amendment in registration	28.09.2026	
12.	Whether registration applied for whole	Phases Total phases: 4 i.e.: Existing phase-I: 8.7575 acres Existing phase-I: 4.65 acres phase-2: 6.99025 acres phase- 3: 4.08 acres	
13.	Registration applied for phase	phase-2: 6.99025 acres	
14.	Online application ID	RERA-GRG-PROJ-2284-2026	
15.	License no.	239 of 2007 dated 25.10.2007 valid up to 24.10.2029 240 of 2007 dated 25.10.2007 valid up to 24.10.2029 241 of 2007 dated 25.10.2007 valid up to 24.10.2029 199 of 2008 dated 08.12.2008 valid up to 07.12.2030	

16.	**Total licensed area**	24.47775 acres	**Area to be registered**	6.99025 acres
17.	**Projected completion date**	OC: 07.07.2033 CC: 01.01.2034		
18.	**QPR Compliances (if applicable) for RC NO. 104 of 2025**	Submitted from Jan 2026- March 2026 to July 2026- September 2026.		
19.	**4(2)(l)(D) Compliances (if applicable) for RC No. 104 of 2025**	4(2)(l)(d) report submitted for FY 2024- 2025		
20.	**4(2)(l)(C) Compliances (if applicable)**	Applied for amendment in registration. As per the RC issued, the validity under Section 4 is still valid i.e. upto 07.07.2033		
21.	**Status of change of bank account**	No appliciation received		
22.	**Details of proceedings pending against the project**	Not applicable		
23.	**RC Conditions Compliances (if applicable) for RC NO. 104 of 2025**	RC conditions compliance: The promoter shall submit the fire service plan & estimates within 4 months from the issuance of the registration certificate. Status: Submitted, approved on 21.08.2026. The promoter shall submit the mining permission before the commencement of excavation work at the site. Status: Submitted, approved on 08.09.2026 and valid up to 07.03.2028.		
24.	**No. of Tower and amenities (As per approved revised building plans)**	2 Commercial towers (East and West)		
25.	**No. of floors**	Tower East: G+46 Tower West: G+40		
26.	**Carpet area of units**	Residential units: 3909.13 Sq.ft. – 17044.98 Sq.ft. Club: 79456.07 Sq.ft.		
27.	**No. of units (As per approved revised building plans)**	Commercial units: 267		
28.	**Present stage of completion (%)**	1.25% (As per July- September 2026 QPR submitted)		
29.	**Total Project cost**	Rs 3709.08/- Cr.		
30.	**Expenditure incurred**	Rs 344.08/- Cr.		
31.	**Expenditure to be Incurred**	Rs. 3365.00/- Cr.		
32.	**Construction cost per Sq.ft.**	Construction Cost of Tower 1 per sqft: Rs. 11615.14 Sq. Ft. Construction Cost of Tower 2 per sqft: Rs. 11623.66 Sq. Ft.		
33.	**Total units**	As per earlier approved plan: commercial units 243 As per revised approved plan: commercial units 267		
34.	**Sold units**	East Tower : 4 Units West Tower : 7 Units Total Sold Units : 11 Units		

35.	**Unsold units**	East Tower : 155 Units West Tower : 101 Units Total Sold Units : 256 Units	
36.	**Total sale consideration from sold units**	East Tower : Rs.131.95 Crore West Tower : Rs.204.20 Crore Total : Rs.336.16 Crore	
37.	**Total amount received from sold inventory**	East Tower : Rs. 34.72 Crore West Tower : Rs. 53.91 Crore Total :Rs. 88.64 Crore	
38.	**Amount to be received from existing allottee.**	East Tower : Rs.97.22 Crore West Tower : Rs.150.29 Crore Total : Rs.247.51 Crore	
39.	**As per QPR closing balance in RERA A/c as on 30.09.2026**	Nil	

40.	**Statutory approvals either applied for or obtained prior to registration**			
	S.No	**Particulars**	**Date of approval**	**Validity upto**
	i)	**License Approval**	239 of 2007 dated 25.10.2007 240 of 2007 dated 25.10.2007 241 of 2007 dated 25.10.2007 199 of 2008 dated 08.12.2008	24.10.2029 24.10.2029 24.10.2029 07.12.2030
	ii)	**Zoning plan approval**	Drg. No. DG,TCP- 7253 dated 28.11.2019	-
	iii)	**Phasing plan approval**	Drg. No. DTP 11291 dated 28.07.2025	-
	iv)	**Building plan approval**	Memo no. ZP- ZP-338-II/PA(DK)/2025/31457 dated 13.08.2025	12.08.2027
		Revised Building plan approval	Memo no. ZP-338-III/PA(DK)/2026/21401 dated 18.06.2026	17.06.2031
	v)	**Environment Clearance**	SEAC/HR/2024/028 dated 24.01.2025	23.01.2035
	vi)	**Airport height clearance**	PALM/NORTH/B/022824/928540 dated 26.09.2024 & PALM/NORTH/B/022824/928538 dated 19.03.2024	17.03.2032
	vii)	**Revised Fire scheme approval**	**Not Submitted**	-
	viii)	**Revised Approval of Service plan & estimates**	Memo no. LC-1177-III/JE(RK)/2026/30184 dated 21.08.2026	
	ix)	**Approval of Electrification plan**	Memo no. Ch- 24/OLNC-HT/GGM-II/EP-512 dated 31.10.2025	
	Fee Details			

41.	**Note:** The promoter has submitted the application for amendment of registration due to revision in building plans. Therefore, the processing fee submitted at the time of registration application is being forfeited and the balance is being considered. Further registration fees have been recalculated for amendment in registration of the project based on recent FAR of the project.	
	Registration fee	Commercial: 160143.356 x 3.65 x 20= **Rs 1,16,90,465/-**
	Processing fee	160143.356 x 10= **Rs 16,01,434/-**
	Late Fees	(Late fee will be calculated as per old FAR as Building plan approval was granted for license no. 239 of 2007 over an area 3.03725 acres, vide Memo No. ZP-338-F/AD(RA)/2014/24748 dated 22.10.2014) (21494.93*1.75*20) = Rs 7,52,323/- 700% * Rs 7,52,323/-= **Rs 52,66,261/-**
	Processing fee to be forfeited (At the time of registration application)	151998.277 x 10= **Rs 15,19,983/-**
	Total	**Rs 2,00,78,143/-**
42.	**DD/ RTGS Details**	
	DD/ RTGS amount at the time of registration (file returned)	Rs 1,26,16,000/- Rs 52,67,000/- Rs 6,76,100/- Rs 15,19,043/- Total: Rs 2,00,78,143/-
	DD/ RTGS no. and date	500008 dated 28.08.2025, 500233 dated 13.10.2025 & 500460 dated 25.09.2026 500096 dated 03.11.2026
	Name of the bank issuing	ICICI Bank
	Deficient amount	Nil
43.	**File Status**	**Date**
	File received on	28.09.2026
	First notice Sent on	19.10.2026
	1st hearing on	21.10.2026 (Adjourned)
	2nd hearing on	02.11.2026 (Adjourned)
	3rd hearing on	05.11.2026
44.	**Case History:** The Promoter, M/s Pioneer Urban Land and Infrastructure Limited being the license holder, applied for amendment in the registration of the real estate Commercial Colony namely "Alura", located at Sector-62, Gurugram, on 28.09.2026 vide RPIN-1108. The Temp. I.D. of REP-I (Part A-H) is RERA-GRG-PROJ-2284-2026. The project area proposed for amendment in registration is 6.99025 acres. 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 and phasing plan approval vide drg. No. DTP 11291 dated 28.07.2025 from DTCP, Haryana. The details of phases are as follows:

S.no.	Particulars	Area	Status
1	Existing Phase- I	8.7575 acres	OC granted before RERA
2	Existing Phase- IA	4.65 acres	OC granted before RERA
3	Phase 2	6.99025 acres	Registered vide RC no. 104 of 2025, now applied for amendment in registration due to revision in building plans.
4	Phase 3	4.08 acres	Not registered
	Total area	**24.47775 acres**	

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: -

Particulars	As per old building plans	As per revised building plans
Phase Name	2	2
Site Area	28,288.493 Sq. M	28,288.493 Sq. M
Proposed FAR	**1,51,998.227 Sq. M**	**1,60,143.356 Sq. M**
Proposed Ground Coverage	**8,270.766 Sq. M**	**8341.019 Sq. M**
No. of Towers	2	2
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**
No. of Units	**243**	**267**
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. **A public notice dated 08.10.2026 inviting objections till 21.10.2026 with respect to consideration of present application was published in The Tribune (English), The Times of India (English) and Navbharat Times (Hindi).** **On 21.10.2026**, the matter was adjourned and to come up on 02.11.2026. **On 02.11.2026**, the matter was adjourned and to come up on 05.11.2026. The promoter has submitted a reply on 03.11.2026 & which was scrutinized and the status of the documents is mentioned below:	
45.	**Present compliance status as on 05.11.2026 of deficient documents conveyed in deficiency notice dated 19.10.2026.**	1. Deficit fee of Rs 15,19,043/- needs to be submitted. **Status: Submitted** 2. The annexures have not been uploaded in the online application. Further, necessary corrections are required to be made in the online application (Forms A-H). The promoter is also directed to submit their soft copies, ensuring that the size of each file does not exceed 5 MB. **Status: Submitted, but needs to be revised.** 3. Online DPI needs to be corrected as per the corrections marked in DPI. **Status: Submitted, but needs to be revised.** 4. The details of any ongoing litigation during the past five years relating to the real estate projects developed or being developed by the promoter in the State of Haryana, including any litigation concerning the land on which the project is being developed or any amendments thereto, if any, are required to be submitted in accordance with Rule 14(1)(a)(iii) of the Haryana Real Estate (Regulation and Development) Rules, 2017, in the format prescribed under Annexure C of the said Rules. If no such litigation exists, the promoter shall provide an appropriate declaration to that effect. **Status: Submitted** 5. A duly notarized affidavit from the Managing Director of the promoter company affirming that there is no change in the approvals, financial details or documents submitted at the time of project registration need to be submitted. In case of any change, the promoter shall

		specifically disclose such changes in the affidavit and submit the relevant documents, if not submitted. **Status: Submitted, an affidavit from MD regarding changes.** 6. A duly notarized affidavit from the Managing Director of promoter company needs to be submitted regarding the consent of the existing two-third allotees furnished to the Authority, are genuine and original. **Status: Submitted, along with an affidavit from the MD confirming that the consent obtained is genuine and original.** 7. Changes made in the building plans duly marked on approved site plan and in tabular form needs to be submitted. **Status: Submitted** 8. List of the units sold to the allottees as on date of the application for amendment of registration which includes name of the allottees, unit no, unit carpet area, date of booking, average rate, total consideration and amount received needs to be provided. **Status: Submitted** 9. List of the unsold units as on date of the application for amendment of registration which includes unit no and unit area needs to be provided. **Status: Submitted** 10. Status of development works along with site photographs in the project till date needs to be submitted. **Status: Submitted** 11. The Airport Height Clearance approval submitted by the promoter does not mention all the Khasra numbers specified in the licence. Hence, the approval needs to be revised to include all the relevant Khasra numbers as per the licence. **Status: The promoter has submitted that all the Khasra numbers falling within Phase 2 have been duly covered. Further, it has been clarified that the land pertaining to Licence No. 240 of 2007 does not form part of the land falling under the said phase.** 12. Revised Fire Scheme Approval for the applied project needs to be submitted. **Status: Not submitted, However, the promoter has furnished an affidavit undertaking to submit the**

		same within 90 days from the date of issuance of the RC. 13. Project report for the applied amendment in the project needs to be submitted. **Status: Submitted** 14. PERT chart specifying date of completion of the project needs to be submitted. **Status: Submitted, but needs to be provided in readable format.** 15. The brochure and advertisement incorporating the details of the proposed amendment need to be submitted. **Status: Submitted, but needs to be revised after incorporating amendment details.** 16. Latest and original bank undertaking needs to be submitted without the condition of risk and responsibility. **Status:Submitted** 17. The original Non-Encumbrance Certificate, duly issued by an officer not below the rank of Tehsildar, is required to be submitted. Further, as per the latest NEC, it is observed that Killa No. 57 (1-2 Min) has been transferred to HSVP. Accordingly, the promoter is required to clarify the current status of the said land and submit the relevant supporting documents. **Status: Promoter submitted that Killa No. 57 (1-2 min) has been transferred to the HSVP free of cost, as part of the road, in compliance with condition No. 7 of Licence No. 239 of 2007 dated 25.10.2007** 18. Quarterly statement of expenditure and sources needs to be submitted. **Status:Submitted** 19. Background and experience of the promoter need to be provided. **Status: Submitted** 20. Affidavit regarding no registered agent for the sales of project needs to be submitted. **Status: Submitted** 21. Copy of paid challan of EDC and IDC needs to be provided. **Status: Submitted** 22. Annual balance sheet for the financial year 2025-26 needs to be provided.

		Status: Submitted 23. Cash flow statement needs to be submitted. **Status: Submitted** 24. Affidavit regarding no loan on project land needs to be submitted. **Status: Submitted, However needs to be revised.** 25. Ca certificate regarding cost incurred and to be incurred needs to be provided. **Status: Submitted** 26. CA certificate regarding financial details of sold inventory needs to be submitted. **Status: Submitted** 27. CA certificate for non-default needs to be submitted. **Status: Submitted** 28. CA certificate for net worth needs to be submitted. **Status: Submitted**
46.	**Remarks**	1. The annexures have not been uploaded in the online application. Further, necessary corrections are required to be made in the online application (Forms A–H). The promoter is also directed to submit their soft copies, ensuring that the size of each file does not exceed 5 MB. **Status: Submitted, but needs to be revised.** 2. Online DPI needs to be corrected as per the corrections marked in DPI. **Status: Submitted, but needs to be revised.** 3. Revised Fire Scheme Approval for the applied project needs to be submitted. **Status: Not submitted, However, the promoter has furnished an affidavit undertaking to submit the same within 90 days from the date of issuance of the RC.** 4. PERT chart specifying date of completion of the project needs to be submitted. **Status: Submitted, but needs to be provided in readable format.** 5. The brochure and advertisement incorporating the details of the proposed amendment need to be submitted. **Status: Submitted, but needs to be revised after incorporating amendment details.** 6. The original Non-Encumbrance Certificate, duly issued by an officer not below the rank of Tehsildar, is required to be submitted. Further, as per the latest NEC, it is

		observed that Killa No. 57 (1-2 Min) has been transferred to HSVP. Accordingly, the promoter is required to clarify the current status of the said land and submit the relevant supporting documents. **Status: Promoter submitted that Killa No. 57 (1-2 min) has been transferred to the HSVP free of cost, as part of the road, in compliance with condition No. 7 of Licence No. 239 of 2007 dated 25.10.2007** 7. Affidavit regarding no loan on project land needs to be submitted. **Status: Submitted, However needs to be revised.**

Recommendation: The application for amendment in the registration certificate of the project under Section 4 of the Act of 2016 submitted by the promoter has been examined and found to be in order except the deficiencies listed above at S. No. 46.

It is recommended that the Authority may consider for grant of addendum certificate subject to the submission of remaining deficiencies before the issuance of the addendum certificate.

Asha **Chartered Accountant**	**Deepika** **Planning Executive**

Day and Date of hearing	Thursday and 05.11.2026
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 05.11.2026

Ms. Deepika, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

Sh. Manish Periwal (CMD), Sh. Rakesh Bohra (COO), Sh. Vikas Sharma (AGM), Sh. Vikram Khater (S. Manager) & Ms. Ankita Kothari (VP) are present on behalf of the promoter.

The CMD of the promoter company submits that the project is being developed over an area measuring 24.47775 acres in four phases, out of which two phases had already obtained Occupation Certificates prior to the enactment of RERA. Phase-2 is registered with the Authority, whereas Phase-3 is yet to be registered. The promoter has applied for amendment of the registration of Phase-2, registered vide Registration Certificate No. 104 of 2025 dated 16.10.2025, pursuant to the revision in the approved building plans.

The CMD further submits that Phase-2 comprises East and West Towers. Pursuant to the revised building plans, the floors of the East Tower has been increased from G+39 to G+46. Consequently, the number of units has increased from 243 to 267. He further submits that, except for the aforesaid changes, there is no other change in the project. Accordingly, the consents of more than two-thirds of the unique allottees for the proposed amendment had been submitted in the Authority. Further, the revised Fire Scheme Approval have not yet been obtained as on date. However, the CMD of the promoter company undertakes to obtain and submit Revised Fire Scheme Approval within 3 months from the date of grant of addendum to registration Certificate. Further, he undertakes to submit a Demand Draft/Bank Guarantee amounting to Rs 25 lakhs, as a security deposit for submitted the revised fire scheme pproval within the aforesaid time period. It is also expressly undertaken that in the event of failure to

obtain and submit the said approval within the stipulated time frame, the corresponding security amount shall be liable to be forfeited by the Authority.

The Authority has taken note of the submissions made by the CMD of the promoter regarding the non-availability of the revised fire schemen approval as on date. In view of the above, and in the interest of regulatory compliance, the Authority hereby directs that the promoter shall submit a Demand Draft/Bank Guarantee, amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only), in favour of the Authority, as security amount for timely submission of the Revised Fire Scheme Approval within 3 months from the date of grant of addendum to registration Certificate.

Needless to say that in the event of non-submission of the aforesaid approval within the stipulated time frames as requested by the Promoter during the course of hearing, the corresponding security amount shall stand forfeited by the Authority, and such failure may also attract additional regulatory action as permissible under the Act of 2016, rules and regulations made thereunder.

In view of the above, the CMD of the promoter company requests the Authority to approve the amendment of registration of the project, submitting that all requisite approvals are in place and that the remaining minor deficiencies/documents shall be submitted before the issuance of addendum certificate under section 4 of the Act, 2016.

The Authority observes that the present application pertains to the proposed amendments in the building plans of the commercial towers, involving a change in the number of commercial units, as detailed above.

Accordingly, the amendment of registration of the project is approved as proposed. The Addendum Certificate shall be issued subject to the submission of the remaining deficiencies/documents mentioned above at Sr. No. 46, including the requisite corrections in Forms A to H and the online DPI.

(Arun Kumar)
Chairman, HARERA