



HARERA
GURUGRAM

**HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM**

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

CORRIGENDUM

Date: 17.12.2024

SUBJECT Amendment in the Registration Certificate No. RC/REP/HARERA/GGM/706/438/2023/50 dated 29.03.2023 valid upto 15.11.2027 - change in saleable area of the project pursuant to the revision in building plan of the residential floors project under DDJAY namely "MRG Crown" being developed by M/s MRG Group India Pvt. Ltd. having an area measuring 3.8022 acres situated in sector - 106, Gurugram.

DETAILS The Haryana Real Estate Regulatory Authority in its meeting held on 09.12.2024 has decided to amend the saleable area (units) of the residential floors under DDJAY namely from "MRG Crown" in the registration certificate.

Particulars	Earlier details	Revised details
Total no. of units	327	436

Rest of the terms and conditions of the said certificate shall remain unchanged. This corrigendum shall be a part and parcel of the registration no. RC/REP/HARERA/GGM/706/438/2023/50 dated 29.03.2023 issued by the Authority.

(Arun Kumar)

Chairman, HARERA, Gurugram

Arun Kumar, IAS (Retd.)
Chairman
Haryana Real Estate Regulatory Authority
Gurugram

अरुण कुमार आई.ए.एस. (सेवानिवृत्त)
अध्यक्ष
हरियाणा भू-सम्पदा विनियामक प्राधिकरण
गुरुग्राम

PRACHI SINGH

PLANNING EXECUTIVE



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AGENDA OF THE MEETING

MEETING OF THE AUTHORITY:

DATED: 09.12.2024.

ITEM NO.	
SUBJECT	Request for approving additional 109 units on revision of saleable units of the residential floors colony having registration No. RC/HARERA/GGM/706/438/2023/50 dated 29.03.2023 titled as "MRG Crown" situated at sector-106, Gurugram admeasuring 3.8022 acres at sector-106, Gurugram having project Id-RERA-GRG-PROJ-1324-2023.
Reference: -	Dak receipt no. 80707 dated 11.10.2024.
DETAILS	<ol style="list-style-type: none">1. The promoter has submitted the application in the authority stating that as per the DTCP order dated 26.07.2024 vide memo no. Misc-2339(L)(S+4)/2024/23468 had approved stilt + four plans on residential plots on all existing licenses and again we have applied for revision in our existing building plans and received the approval on stilt +4 plan on 27.09.2024 and 30.09.2024.2. The matter has been examined and the facts of the case are listed below:-<ol style="list-style-type: none">a) The promoter M/s MRG Group India Pvt. Ltd. has obtained the license no. 192 of 2022 dated 23.11.2022 valid up to 22.11.2027 in favour of M/s MRG Castle Realty LLP in collaboration with MRG World LLP for development of affordable plotted colony under DDJAY over an area measuring 8.16875 acres in sector- 106, Gurugram from the Director, Town and Country Planning, Haryana. Further, the approval for change of developer was granted to M/s MRG Group India Pvt. Ltd. (formerly known as Anudhara Solutions Pvt. Ltd.) by DTCP on 09.03.2023.b) The project consists of 117 residential plots and 1 commercial block proposed to be developed by M/s MRG Group India Pvt. Ltd. which got registered by the authority vide RC no. 47 of 2023 dated 20.03.2023.c) The promoter further submitted the application for registration of the residential floors on 109 plots falling in the said DDJAY colony on 10.03.2023 consisting of 436 units having (Stilt+4 Floors) on each plot and building plan was duly approved by architect on 22.02.2023 under self-certification policy. Considering the facts, the authority granted the registration to the real estate project vide RC no. 50 of 2023 dated 29.03.2023.d) Thereafter, the promoter had submitted application regarding clarification and rectification dated 04.09.2023 stating that the promoter has applied for 4 independent floors building plans to DTP office on 14.02.2023 and cleared all payments w.r.t. scrutiny fees, Labour Cess and IDC on



22.02.2023 and presumed that it has been approved by the dept. and received BRS-III from the architect under Self Certification Policy.

While obeying the order of DTCP the promoter got the revised building plan approval for the last 3 independent floors on 25.08.2023 thereupon the promoter hereby requested the authority vide application dated 04.09.2023 to revise the registration certificate from 436 to 327 units.

- e) As per proceedings dated 11.09.2023, the matter was considered in the authority :-

"During the examination of the records of the authority, at the time of registration of RC no.47 of 2023 dated 20.03.2023 the authority imposed the condition to submit the approved service plans and estimates within three months from the issuance of registration certificate.

Further, the promoter submitted that as building plans are revised from (stilt +4) to (stilt +3) by DTCP, office. Considering the same, the matter for approval of service plans and estimates is pending with the competent authority and matter for delay in its submission is being dealt separately and action be taken accordingly.

Further, the promoter stated that no sale or advertisement (affidavit attached) has been made by the promoter and in view of the directions of DTCP order dated 23.02.2023 for putting abeyance on all fresh stilt +4 building plans. Revised approval of amended plan with stilt +3 floors is obtained and hence amended RC as proposed is approved."

- g) The corrigendum was issued dated 11.09.2023 for amendment in number of saleable units of the residential floors from 436 units (stilt +4) to 327 units (stilt +3).and stating that rest of the terms and conditions of the said certificate shall be remain unchanged.

Now, the promoter has again requested to approve additional 109 units as per revised building plan.

The matter is submitted for further perusal and necessary directions.

Proceeding dated 18.11.2024

Ms. Anjana Gulati (AR) is present on behalf of the promoter.

The AR states that the requisite consent of the allottees has been submitted in the registry on 14.11.2024. The office to check including random confirmation and issuance of public notice in two English and one Hindi newspaper for general information of public and filing of objections if any. The matter to come up on 09.12.2024.

The Haryana Real Estate Regulatory Authority, Gurugram (Fixing of Standard Fees to be levied on the Promoter) Regulations, 2021 for the amendment in the Registration Certificate.

As per the above-mentioned regulations, the promoter has to submit the standard fee of Rs 5000/- for the amendment in the RC.


The promoter has submitted a copy of the public notice was published in three newspapers namely "The tribune", "Hindustan Times" and "Dainik



Bhaskar" dated 23.11.2024 in which last date of filing objections was 05.12.2024 against which no objection has been received in the authority.

Further, the promoter has submitted the 100% consent of 246 allottees out of total 246 sold units.

It is recommended that the Authority may consider for the grant of amendment in registration certificate of the project subject to the submission of standard fee of Rs. 5000/- for the amendment in the RC.


Prachi Singh

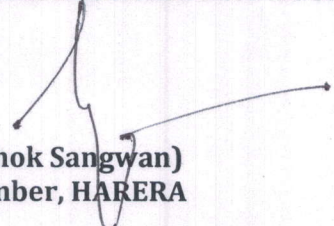
Planning Executive


PROCEEDINGS OF THE AUTHORITY

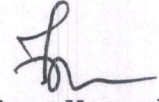
Ms. Prachi Singh, Planning Executive briefed about the facts of the case.

Ms. Anjana (AR) is present on behalf of the promoter.

Approved as proposed subject to the submission of standard fee of Rs. 5000/-. Further, this is issued without prejudice to the rights of the allottees under section 14 of the Act, 2016. The Addendum shall be issued after the submission of the above.


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar)
Chairman, HARERA

