



Project hearing brief

SN	Particulars	Details
1.	Name of the project	SS Linden Floors
2.	Name of the promotor	M/s North Star Apartments Pvt. Ltd. now formerly known as (M/s SS Group Private Limited.)
3.	Nature of the project	Residential Floors
4.	Location of the project	Sector-84 and 85, Gurugram
5.	Legal capacity	Collaborator
6.	Details of licensed area where plots are situated on which independent floors are proposed to be constructed and details of such plots as under: -	
a)	Name of the license holder	M/s Matrix Buildwell Pvt. Ltd. and 7 others
b)	License no.	105 of 2013
c)	Total area of the licensed colony	26.793 acres
d)	Total area of the plots applied for registration	0.6790 acres
e)	Total number of independent floors	44 (S+4) units on 11 plots
g)	Status of project	New
h)	Whether registration applied for whole/ phase	Whole
7.	Online application ID	RERA-GRG-PROJ-958-2021
8.	Statutory approvals either applied for or obtained prior to registration	
i)	License Approval	Date of approval
		16.12.2013
		10.12.2024
ii)	Zoning Plan Approval	01.09.2021
iii)	Layout plan Approval	25.05.2021
iv)	Building approval plan for residential	22.03.2022
		21.03.2024
vii)	Environmental Clearance	Not applicable
viii)	Service plan and estimate approval	01.02.2022
10.	File Status	Date
	Project received on	11.01.2022
	1 st deficiency notice sent on	19.01.2022
	1 st Hearing on	31.01.2022 (Adjourned)
	1 st Reply	28.01.2022
	2 nd Reply	08.02.2022
	3 rd Reply	25.03.2022

	4 th Reply	01.04.2022
	2 nd hearing on	07.02.2022
	5 th hearing on	01.04.2022
	6 th hearing on	21.04.2022
	3 rd hearing on	19.04.2022
9.	Projected date of completion of the project	31.03.2027
10.	Present stage of completion for ongoing projects (%)	New
11.	No. of Units i.e. (sold units - in case of ongoing and unsold units)	Unsold units: -44
12.	Detail of encumbrances	Non encumbrance certificate Provided
13.	<p>Project Summary</p> <p>An application regarding registration of residential floors projects namely "SS Linden" situated at Sector-8 and 85, Gurugram, Haryana being developed by M/s North Star Apartments Pvt. Ltd. now formerly known as (M/s SS Group Private Limited.) was submitted on 11.01.2022 under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application for registration is a part of the residential plotted colony which falls under license no. 105 of 2013 for area admeasuring 26.793 acres dated 16.12.2013 valid up to 10.12.2024 being issued in favour of M/s Matrix Buildwell Pvt. Ltd. and 7 others in collaboration of M/s North Star Apartments Pvt. Ltd. now formerly known as (M/s SS Group Private Limited.)</p> <p>The project comprises of 241 plots. The application submitted by the promoter for the said project contains 11 plots on which total of 44 units are to be constructed.</p> <p>On scrutiny of the application, some of the major deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/421 dated 19.01.2022. The promoter has submitted the reply dated 28.01.2022, 08.02.2022, 21.02.2022, 25.03.2022 01.04.2022 and 21.04.2022 which was scrutinized and the status of the same is as under: -</p>	
14.	<p>Major Deficiencies-</p> <ol style="list-style-type: none"> 1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). Status: - Done 2. Corrections in Detailed Project Information needs to be done. Status: - Done 3. Copy of revised LC-IV and LC-IVA need to be submitted. Status: - Submitted 4. Copy of revised LOI need to be submitted. Status: - Submitted 5. Copy of collaboration agreement executed with the landowners for the revised land area admeasuring 29.928 acres needs to be provided. Status: - Submitted 6. Copy of amalgamation/merger order of M/s North Star Apartments Pvt. Ltd. to M/s SS Group Pvt. Ltd. need to be submitted. Status: - Submitted 7. Project report and brochure of the projects needs to be revised. Status: - Submitted 	

8. Copy of non-encumbrance certificate certified by tehsildar of the Revenue department need to be submitted.
Status: - Submitted
9. Copy of land title search report need to be certified by advocate on the latest date.
Status: - Submitted
10. Jamabandi, Mutation and Akshjra duly certified by revenue officer six months prior to date of application needs to be provided.
Status: - Submitted
11. Copy of REP-II need to be provided.
Status: - Submitted
12. Copy of building plan BR-III need to provided.
Status: - Submitted
13. No objection certificate (NOC) from fire department and structural stability and strength certified by a qualified professional need to be provided.
Status: - Not applicable
14. Copy of approved electrical load availability not submitted.
Status: - Submitted
15. Copy of HUDA construction water NOC Not submitted.
Status: - Submitted
16. Approvals for water supply, sewage disposal and storm water drainage need to be submitted.
Status: - The promoter has submitted the water supply approval dated 14.02.2022. The promoter has applied for sewage disposal dated 14.10.2021 and storm water dated 18.10.2021 in GMDA, Haryana. Receipt enclosed.
17. Copy of forest NOC, natural conservation zone NOC, tree cutting permission /NOC form DFO, forest land diversion and power line shifting NOC need to be submitted.
Status: - Affidavit submitted
18. PERT Chart is not submitted.
Status: - Submitted
19. Copy of approved environmental clearance need to be submitted.
Status: - Not applicable
20. Copy of approved service plans and estimates/sanction letter needs to be provided.
Status: - Submitted
21. Copy of superimposed demarcation plan on approved layout plan on A1 sheet not submitted.
Status: - Submitted
22. Copies of approved landscape plan, approved roads and pavement plan, approved water supply plan, approved sewerage and garbage disposal plan, approved storm water drainage plan and approved parking plan need to be submitted.
Status: - Submitted
23. The Legal documents related to allottees are not in the proper format. The same needs to be provided.
Status: - Submitted
24. Deficit fee ₹8,67,307/-
Status: - Submitted
25. Details of inventory plot wise needs to be submitted.
Status: - Submitted
26. Copy of approved zoning plan, layout plan and demarcation plan need to be provided.
Status: - Submitted

Observations-**Part-E-Project Cost/sale Proceeds**

27. Cost of land needs to be mentioned as per area applied for registration and an annexure in support of the same needs to be submitted.

Status: - Submitted

Part H-Bank account details

28. Keeping in view the provisions of section 4 (2) (l) (D) of the Real Estate (Regulation & Development) Act, 2016, the promoter needs to revise an affidavit duly signed by the authorised signatory and witness.

Status: - Submitted

29. Bank undertaking needs to be provided.

Status: - Submitted

30. Board resolution authorizing to approve the bank account needs to be submitted.

Status: - Submitted

31. Name of the authorized person to operate the bank account needs to be mentioned in the DPI.

Status: - Submitted

Part-I-Quarterly schedule of physical and financial progress

32. CA Certificate for the equity infused by the promoter needs to be provided.

Status: - Submitted

33. CA Certificate for expenditure up to the date of application needs to be submitted and same needs to be corrected in DPI.

Status: - Submitted

34. Directors report for the last three financial year needs to be provided.

Status: - Submitted

35. Annual report for the financial year 2020-21 needs to be submitted.

Status: - Submitted

36. Financial resources of the project need to be corrected.

Status: - Submitted

15. Deficit documents

1. Approvals for sewage disposal and storm water drainage need to be submitted.

Day and Date of hearing

Monday and 02.05.2022

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 02.05.2022

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

Sh. Ashok Jonapuria (Director) is present on behalf of the promoter.

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This application for registration is a part of the residential plotted colony which falls under license no. 105 of 2013 for area admeasuring 26.793 acres dated 16.12.2013 valid up to 10.12.2024 being issued in favour of M/s Matrix Buildwell Pvt. Ltd. and 7 others in collaboration of M/s North Star Apartments Pvt. Ltd. now formerly known as (M/s SS Group Private Limited.)

The application submitted by the promoter for the said project contains 11 plots on which total of 44 units are to be constructed.

On scrutiny of the application, some of the major deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/421 dated 19.01.2022. The promoter has submitted the reply dated 28.01.2022, 08.02.2022, 21.02.2022, 25.03.2022 01.04.2022, 21.04.2022 and 02.05.2022 which were scrutinized and still the following deficiency is pending which is mentioned below: -

1. Approvals for sewage disposal and storm water drainage need to be submitted.

The Authority decided to grant registration as all prerequisites for registration of the project has been completed and an application for grant of permission for sewage disposal/storm water already stand applied to the concerned authority. The promoter is directed to submit the same within 4 weeks.



Vijay Kumar Goyal
Member, HARERA, Gurugram



Dr. Krishana Kumar Khandelwal
Chairman, HARERA, Gurugram

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