

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

PROJECT HEARING BRIEF

S.No.	Particulars	Details	
1.	Name of the project	Zara Aavaas-3	
2.	Name of the promotor	M/s Perfect Buildwell Pvt. Ltd.	
3.	Nature of the project	Affordable Group Housing Project	
4.	Location of the project	Sector- 104, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	M/s Perfect Buildwell Pvt. Ltd. and Others	
7.	Status of project	Ongoing (Phase-I OC received) (Phase-II construction work at site)	
8.	Whether registration applied for whole	Phase-3	
9.	Online application ID	RERA-GRG-PROJ-765-2020	
10.	License no.	12 of 2014 dated 14.06.2014. 96 of 2017 dated 08.11.2017. 72 of 2019 dated 02.07.2019	Valid up to 09.06.2019 Valid up to 07.11.2022 Valid up to 01.07.2024
11.	Total licensed area	8.3125 Acres	Area to be registered 2.28125 Acres
12.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	12 of 2014 dated 14.06.2014. 96 of 2017 dated 08.11.2017. 72 of 2019 dated 02.07.2019
	ii)	Zoning Plan Approval	15.07.2019
	iii)	Building plan Approval	11.11.2020
	iv)	Environmental Clearance	Applied on 16.02.2021
	v)	Airport height clearance	26.08.2019
	vi)	Fire scheme approval	Not Provided, Applied on 02.04.2021.
	vii)	Service plan and estimate approval	Applied.
13.	File Status	Date	
	Project received on	25.02.2021	
	First notice sent on	03.03.2021	

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Email: hareragurugram@gmail.com, reragurugram@gmail.com, **Website:** www.harera.in
 An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
 Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियामन और विकास) अधिनियम, 2016 की धारा 20 के अर्गत पकित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

First hearing on	15.03.2021
Reply submitted on	06.04.2021
Second hearing on	23.04.2021
Third hearing on	17.05.2021
Fourth hearing on	22.06.2021
Fifth hearing on	29.06.2021
Sixth hearing on	06.07.2021
Reply submitted on	06.04.2021, 10.06.2021, 18.06.2021, 28.06.2021.

14. Case History

An application is made by the Promoter "M/s Perfect Buildwell Pvt. Ltd." for the project "Zara Aavaas-3" with the prescribed fee for registration of its real estate project. (Haryana Real Estate Regulatory Authority already has 2 phases registered of the Project, 82 of 2017 dated:23.08.2017 (5.00625 Acres), 21 of 2019 dated: 01.04.2019 (1.031 Acres).

The project has been divided in the phases based on the license area of a particular license. This is an additional license and for the license no. 12 of 2014 -OC issued. For license no. 96 of 2017- Construction work is in progress. Registration for the phase-1 was issued by Interim Real Estate Regulatory Authority, Panchkula and For Phase-2 registration was done by this Authority for the balance area of the project at that point of time. Now, for the additional license registration is being applied as phase 3. No area remains without registration after registration of this phase as on now.

On scrutiny of application, it was found that there were deficiencies in the application which have been mentioned in PE, CA, LE scrutiny. Hence, the promoter may be issued 1st deficiency notice vide notice no. HARERA/GGM/RPIN/302 dated 03.03.2021 to remove the above deficiencies/ observations and given an opportunity of hearing on 15.03.2021.

A letter was issued to the Department of Town and Country Planning regarding the phasing of the project.

Major deficiency of the Project-

1. Environment Clearance needs to be submitted.
2. Fire scheme approval needs to be submitted.
3. Approved Service plans and estimates needs to be submitted.
4. Pert Chart needs to be submitted.
5. Layout plan superimposed on the demarcation plan showing the khasra numbers needs to be submitted.

In the 18.06.2021 reply, Promoter has also requested with an Affidavit that he will obtain the service plan and estimates, fire scheme approval and environment clearance approval in due course of time.

Proceedings dated 29.06.2021- The AR of the promoter submitted that the service plan estimates, fire scheme, and environmental clearance approval will come tomorrow i.e., 30.06.2021. The promoter was asked to submit a copy of the above approvals within the next 2 days.

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भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

Above said documents not submitted by promoter.				
15.	Deficit documents	<ol style="list-style-type: none"> 1. Environment Clearance needs to be submitted. 2. Fire scheme approval needs to be submitted. 3. Approved Service plans and estimates needs to be submitted. 4. Pert Chart needs to be submitted. 5. Layout plan superimposed on the demarcation plan showing the khasra numbers needs to be submitted. 		
Day and Date of hearing		Tuesday and 06.07.2021		
Proceeding recorded by		Ram Niwas		
REPRESENTED THROUGH				
Sr. no.	Name	Designation	Mobile No.	E-mail
1.				
PROCEEDINGS OF THE DAY				
<p>Ms. Bhanu Chhabra, Architectural Executive briefed the facts about the project.</p> <p>Sh. Rajeev Srivastava and Sh. Pawan Kumar are present on behalf of the promoter.</p> <p>An application is made by the Promoter "M/s Perfect Buildwell Pvt. Ltd." for the project "Zara Aavaas-3" with the prescribed fee for registration of its real estate projects. (Interim Haryana Real Estate Regulatory Authority already has 2 phases registered of the Project, (Phase 1) having Registration. No. 152 of 2017 dated:23.08.2017 registered. (5.00625 Acres), (Phase 2) having Registration. No. 21 of 2019 dated:01.04.2019 (1.031 Acres)). The project has been divided in the phases based on the license area of a license. This is an additional license and for the license no. 12 of 2014 -OC issued. For license no. 96 of 2017- Construction work is in progress. Registration for the phase-1 was issued by Interim Real Estate Regulatory Authority, Panchkula and For Phase-2 registration was done by this Authority for the balance area of the project at that point of time. Now, for the additional license registration is being applied as phase 3. No area remains without registration after registration of this phase as on now. On scrutiny of application, it was found that there were deficiencies in the application which have been mentioned in PE, CA, LE scrutiny. Hence, the promoter was issued 1st deficiency notice vide notice no. HARERA/GGM/RPIN/302 dated 03.03.2021 to remove the above deficiencies/ observations and given an opportunity of hearing on 15.03.2021.</p> <p>A letter was issued to the Department of Town and Country Planning regarding the phasing of the project.</p> <p>Major deficiency of the Project-</p> <ol style="list-style-type: none"> 1. Environment Clearance needs to be submitted. 				

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In the 18.06.2021 reply, Promoter has also requested with an Affidavit that he will obtain the service plan and estimates, fire scheme approval and environment clearance approval in due course of time.

Proceedings dated 29.06.2021- The AR of the promoter submitted that the service plan estimates, fire scheme, and environmental clearance approval will come tomorrow i.e., 30.06.2021. The promoter was asked to submit a copy of the above approvals within the next 2 days. The matter regarding environmental clearance is pending at the SEIAA and likely to be issued within one month. As per affordable housing policy the promoter is duty bound to obtain environmental clearance within one year of draw of lots. In case it is not received within the stipulated period the promoter must face the consequences as per the policy of the Government amended from time to time. The promoter has submitted copy of the fire scheme submitted for approval to the competent authority. The promoter has also submitted the copy of service plans and estimates as submitted to the competent authority. The promoter must give an undertaking on an affidavit that necessary approvals shall be submitted and online filed within two months. Although the Authority insists prior approval of the above permissions from the competent authority but keeping in view the fact that the promoter has already completed one phase and the work of other phase is at advance stage after obtaining these approvals for the earlier phases. The Authority decided to grant registration of this phase and advised the promoter to make an application for amalgamation of all phases so that single registration could be considered.



V.K. Goyal
(Member)



Samir Kumar
(Member)

Dr. K.K Khandelwal
(Chairman)



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