

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

Project Signature Global City 92-2
 Promoter M/s Signature Infrabuild Pvt. Ltd.

PROJECT HEARING BRIEF FOR PROJECT REGISTRATION U/S 4 OF THE ACT, 2016

S.No	Particulars	Details		
1.	Name of the project	Signature Global City 92-2		
2.	Name of the promoter	M/s Signature Infrabuild Pvt. Ltd.		
3.	Nature of the project	Residential Plotted Colony under DDJAY		
4.	Location of the project	Sector 92, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the license holder	M/s Yesha Developers LLP		
7.	Whether registration applied for whole/ phase	Whole		
8.	Temp. ID	RERA- GRG- PROJ- 1221- 2022		
9.	License no.	81 of 2022	Valid up to 23.06.2027	
10.	Total licensed area	8.3125 Acres	Area to be registered	8.3125 Acres
11.	Project completion date as declared u/s 4(2)(l)(c)	30.03.2024		
12.	QPR compliance	RC no. 38 of 2021:- All QPRs submitted RC no. 39 of 2021:- All QPRs submitted		
13.	4(2)(l)(D) compliance	RC no. 38 of 2021:- Not submitted of 2021-22 RC no. 39 of 2021:- Submitted		
14.	Compliance of RC conditions	RC no. 38 of 2021:- All the conditions are complied with. RC no. 39 of 2021:- All the conditions are complied with.		
15.	Statutory approvals either applied for or obtained prior to registration			
S. No	Particulars	Date of approval	Validity up to	

	i)	License Approval	24.06.2022	23.06.2027
	ii)	Zoning Plan Approval	14.10.2022	
	iii)	Layout plan Approval	28.06.2022	
	iv)	Environmental Clearance	N/A	
	v)	Airport height clearance	N/A	
	vi)	Fire scheme approval	N/A	
	vii)	Service plan and estimate approval	Revised service plans and estimates for 18.6125 acres is not approved.	
	viii)	Electricity load availability connection	Applied on 12.07.2022	
16.	Fee details			
		Registration fee as per revised layout	(72309.1158 x 10) + (3012.8798 x 20) =Rs. 7,83,349/-	
		Processing Fee as per revised layout	75321.9956 x 10 = Rs. 7,53,220/-	
		Late fee	N/A	
		Total fee	Rs. 15,36,569/-	
17.		DD amount for new registration	Rs. 3,49,850/- Rs. 3,36,394/-	
		DD no. and date	210314 dated 30.11.2022 210313 dated 30.11.2022	
		Name of issuing bank	IndusInd Bank	
		RTGS amount for earlier registration	4,50,189/- 4,16,841/-	
		RTGS no. and date	RTGSHDFCR52021051292238818 dated 12.05.2021 RTGSHDFCR52021051292253258 dated 12.05.2021	
		Fee adjusted	Rs. 8,67,003/-	
		Deficit fee (if any)	Nil	
18.		File Status	Date	



Project received on	02.12.2022
First notice sent on	15.12.2022
First hearing on	19.12.2022
First reply submitted on	20.12.2022
Second reply submitted on	28.12.2022
Second hearing on	02.01.2023
Third reply submitted on	04.01.2023
Fourth reply submitted on	11.01.2023
Third hearing on	12.01.2023
Fifth reply submitted on	13.01.2023

19. Case history-

The promoter M/s Signature Infrabuild Pvt. Ltd. has applied on dated 02.12.2022 for registration of their affordable plotted colony under DDJAY namely "Signature Global City 92-2" located in Sector-92, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.

This application is for project land admeasuring an area of 8.3125 acres for which the license no. 81 of 2022 dated 24.06.2022 valid up to 23.06.2027 has been issued by DTCP in favour Yesha Developers LLP in collaboration with M/s Signature Infrabuild Pvt. Ltd. for setting up an affordable plotted colony under DDJAY for additional area measuring 8.3125 acres in addition to the license no. 12 of 2021 dated 12.03.2021 granted for an area measuring 10.30 acres for setting up of affordable plotted colony under DDJAY in sector 92, Gurugram.

The total project land comprises of 18.6125 acre out of which 10.30 acres falling in the license no. 12 of 2021 is already registered with the Authority vide registration no. 38 of 2021 dated 27.07.2021 for which the promoter had submitted an affidavit not to do any marketing, advertisement and sale. Further, the Authority granted registration no. 39 of 2021 for 364 residential units on 91 residential plots and 134 commercial units in 1 commercial tower to M/s Signature Infrabuild Pvt. Ltd. for development of independent residential floors over 7.806 acres on already registered 10.30 acres.

It is noted that the revised layout plan for entire 18.6125 acres has been obtained by the promoter and there is also revision in the plots falling in the area already registered with the Authority. The promoter has submitted consent of 285 allottees out of 395 (72%) of project pertaining to RC no. 39 of 2021.

As per the revised layout plan, 354 residential plots out of which 180 are frozen and two commercial blocks are proposed to be developed by the M/s Signature Infrabuild Pvt. Ltd. on 18.6125 acres out of which 197 plots comprising an area of 20273.43 sq m fall in the area applied for registration.

The deficiencies in the application submitted by the promoter were conveyed through notice dated 15.12.2022 and an opportunity of hearing was given to the promoter on 19.12.2022.

Proceedings dated 19.12.2022

The authorized representative of the promoter is advised to rectify the deficiencies and submit the deficit fee (if any) along with the deficit documents apart from filing information in REP-I (A to H) format and online detailed project information. Matter to come up on 02.01.2023.

Proceedings dated 02.01.2023

Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed the facts of the case. Sh. Anurag Srivastava (Manager) is present on behalf of the promoter. The AR of the promoter is directed to clarify the position that whether DTCP has approved the revised layout plan of the colony area admeasuring 10.3 acres after incorporating the additional licensed area admeasuring 8.3125 acres with the prior written consent from two-third allottees of the earlier approved layout plan or not? Further, the promoter is directed to publish a public notice in two leading newspapers one Hindi and one English for inviting the objections from the existing allottees regarding the revision in the original layout plan and inspection of the above layout plans & application made by the promoter in the office of HARERA, Gurugram within 10 days. Further the promoter to submit comparative statement showing changes/variations made in the revised layout plan vis-a-viz earlier approved layout plan duly marked on copy of plan. The matter to come up on 12.01.2023.

On 03.01.2023, the public notice was published in two leading newspapers namely 'Punjab Kesari' and 'The Tribune' inviting the objections from the existing allottees regarding the revision in the original layout plan and inspection of the above layout plans & application made by the promoter in the office of HARERA, Gurugram.

As per the verification submitted by the Assistant Registrar of the Authority, no objection is received in the registry of the Authority till 11.01.2023.

Proceedings dated 12.01.2023

Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed the facts of the case.




	<p>Sh. Anurag Srivastava (Manager) is present on behalf of the promoter. The promoter is advised to submit comparative statement of the changes in the layout plan of the earlier registered part of the project in tabular form along with marking on the layout plan.</p> <p>The matter to come up on 16.01.2023 if the information is supplied by tomorrow.</p> <p>The promoter has requested that the matter may be fixed for tomorrow as the necessary information would be submitted tomorrow morning positively. With the approval of the Authority, the matter is fixed for 13.01.2023.</p>	
20.	<p>Present compliance status as on 13.01.2023 of deficient documents as observed on 12.01.2023</p>	<ol style="list-style-type: none">1. Corrections marked in DPI and REP-I (Part A-H) need to be done. Status: Not done2. Revised service plans and estimates for 18.6125 acres need to be submitted. Status: The application of service plans and estimates is in final stage of approval and demand for BG has been raised by the DTCP copy of which is placed on record.3. Electrical load availability connection needs to be submitted. Status: Applied on 12.07.20224. Statement of the changes in the layout plan of the earlier registered part of the project in tabular form along with marking on the layout plan needs to be submitted. Status: Submitted
21.	<p>Remarks</p>	<ol style="list-style-type: none">1. Corrections marked in DPI and REP-I (Part A-H) need to be done.- promoter maybe directed to submit the hard bound copy of A-H format and online DPI within one week.2. Revised service plans and estimates for 18.6125 acres need to be submitted.- the promoter has submitted security amount of Rs. 25 lacs vide cheque no. 907972 dated 12.01.2023 of IndusInd Bank on account of submission of approved service plans and estimates in the Authority within three months.3. Electrical load availability connection needs to be submitted.- Applied on 12.07.2022. The promoter


may be directed to submit the approval within one month.


Recommendations: The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the approved electrical load availability connection and the approved service plan & estimates.

The promoter has submitted cheque no. 907972 dated 12.01.2023 of IndusInd Bank amounting to Rs. 25 lacs as a guarantee amount to submit the approved service plans and estimates within three months. The cheque has been received and entered in the register of Planning Coordinator and Planning Coordinator has sent it to Accounts Branch for encashment.

It is recommended that the Authority may consider for grant of registration.


(Asha)
Chartered Accountant


(Ar. Neeraj Gautam)
Associate Architectural Executive


(Sumeet)
Planning Coordinator)

Day and Date of hearing Friday and 13.01.2023

Proceeding recorded by Sh. Ram Niwas


PROCEEDINGS OF THE DAY


Proceedings dated 13.01.2023


Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed the facts of the case.

Sh. Anurag Srivastava (Manager) is present on behalf of the promoter.

Approved as proposed.


(Sanjeev Kumar Arora)
Member, HARERA, Gurugram


(Vijay Kumar Goyal)
Member, HARERA, Gurugram


(Dr. K.K. Khandelwal)
Chairman, HARERA, Gurugram