

**PROJECT HEARING BRIEF**

SNo.	Particulars	Details	
1.	Name of the project	Aashiyara II	
2.	Name of the promotor	M/s Renuka Traders Pvt. Ltd.	
3.	Nature of the project	Affordable Group Housing Project	
4.	Location of the project	Sector 37 C, Village Gharoli Khurd, Gurugram	
5.	Legal capacity to act as a promoter	License Holder	
6.	Name of the license holder	M/s Renuka Traders Pvt. Ltd.	
7.	Whether registration applied for whole	Whole	
8.	Date of completion of project as per REP-II	08.12.2025	
9.	License no.	09 of 2020	Valid up to 08.03.2025
10.	Total licensed area	2.53125 Acres	Area to be registered 2.53125 Acres
11.	Statutory approvals either applied for or obtained prior to registration		
	S.No.	Particulars	Validity up to
	i)	License Approval	08.03.2025
	ii)	Zoning Plan Approval	
	iii)	Building plan Approval	01.08.2026
	iv)	Environmental Clearance	
	v)	Airport height clearance	27.07.2029
	vi)	Fire scheme approval	
	vii)	Service plan and estimate approval	
	viii)	Electricity load availability connection	24.03.2022
12.	File Status	Date	
	Project received on	25.08.2021	
	First notice sent on	01.09.2021	
	1 <sup>st</sup> reply submitted on	06.09.2021	

*Master*  
 17/09/2021  
 (A A E)



**HARERA**  
**GURUGRAM**

Project  
Promoter M/s Renuka Traders Pvt. Ltd. Aashiya II

	<b>1<sup>st</sup> hearing on</b>	07.09.2021
	<b>Case history-</b> In terms of section 4 of the Real Estate (Regulation and Development) Act 2016, an application is made by the promoter "M/s Renuka Traders Pvt. Ltd." for the registration of its affordable group housing project "Aashiyara II" located at Sector 37 C, Village Gharoli Khurd, Gurugram with the prescribed fee.  This has been licensed vide license no. 09 of 2020 dated 09.03.2020 for 2.53125 acres in addition to license no. 15 of 2018 already registered vide RERA no. 26 of 2018. The proposal comprises of two residential towers ,i.e., Tower 12 & 13 and commercial component.  On scrutiny of application, it was found that there were deficiencies in the application which were conveyed to the applicant through first deficiency notice vide notice no. HARERA/GGM/RPIN/364 dated 01.09.2021. The promoter was directed to remove the deficiencies/ observations and given an opportunity of hearing on 07.09.2021. A reply regarding the same was received in the authority on 06.09.2021. After scrutiny of the reply some documents were still found in deficit.  <b>Proceeding dated: 07.09.2021</b>  The authority directed the promoter to fulfil the deficiencies and given another opportunity of hearing on 14.09.2021.  After scrutiny of the reply submitted by promoter on 03.09.2021, some documents are still found in deficit.	
13.	<b>Deficit documents</b>	<ol style="list-style-type: none"><li>1. Online correction in REP-I needs to be done. <b>Status: Not done</b></li><li>2. Corrections in online DPI needs to be done. <b>Status: Not done</b></li><li>3. Environmental clearance needs to be provided. <b>Status: Not provided, applied on 19.07.2021</b></li><li>4. Copy of approved fire scheme along with sanction letter needs to be provided. <b>Status: Not submitted, applied on 17.08.2021</b></li><li>5. Copy of approved service estimates and plans needs to be submitted along with sanction letter from DTCP, Haryana. <b>Status: Not submitted, applied on 18.08.2021</b></li><li>6. Directors report for financial year 2019-20 needs to be submitted.</li></ol>

Ready  
17/09/2021  
(HAE)

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

**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 (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

**HARERA****GURUGRAM**

Aashiya II

Project Promoter M/s Renuka Traders Pvt. Ltd.

		<p><b>Status: Not submitted</b></p> <p>7. Balance sheet for the financial year 2019-20 needs to be provided. <b>Status: Not submitted</b></p> <p>8. Copy of mining permission needs to be submitted. <b>Status: Not submitted.</b></p> <p>9. KYC of CA needs to be submitted. <b>Status: Provided for Atul Aggarwal. However, O. P Bagla declared as CA in DPI.</b></p> <p>10. PERT Chart needs to be revised. <b>Status: Submitted, not in prescribed format.</b></p>
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*(Signature)*  
17/09/2021  
Associate Architectural Executive

<b>Day and Date of hearing</b>	Tuesday and 14.09.2021			
<b>Proceeding recorded by</b>	Sh. Ram Niwas			
<b>REPRESENTED THROUGH</b>				
Sr. no.	Name	Designation	Mobile No.	E-mail
1.	H.S. Batra	M.D.	9810010611	harpreet@imperiastructures.com
2.	Sanjeev Khawasia	CRM Head	9810766627	sanjeev@imperiastructures.com
3.	Mandeep Kumar	Project Head	9999216952	mandeep.kumar@imperiastructures.com
4.	Akash	Manager, Compliance and liason	8377965432	akash.gupta@imperiastructures.com
5.	Purushottam	Asst. Manager, Compliance and liason	9990426899	purushottam@imperiastructures.com
<b>PROCEEDINGS OF THE DAY</b>				
Proceedings Dated: 14.09.2021				

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

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**HARERA**  
**GURUGRAM**

Project  
Promoter M/s Renuka Traders Pvt. Ltd.  
Aashiya II

Ar. Neeraj Gautam, Associate Architectural Executive briefed the facts about the case.

Sh. H.S. Batra (MD) and Sh. Sanjeev Khawasia (CRM Head) are present on behalf of the promoter.

The AR seeks three months' time for submission of environment clearance, fire scheme approval and approved service plans and estimates w.r.t. additional license area measuring 2.53125 acres granted by DTCP under Affordable Group Housing Scheme as the said permissions have already been obtained in respect of old license area. In view of same the Authority decides to grant registration subject to correction in REP-I as well as online DPI and undertaking for submission of deficit approvals within three months.

V.I-3  
V.K.Goyal  
(Member)

Samir Kumar  
(Member)

Dr. K.K. Khandelwal  
(Chairman)