

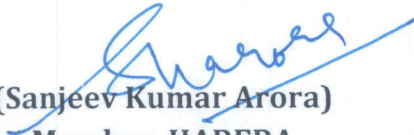
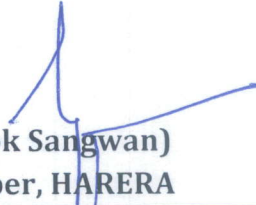



Project hearing brief

S.No	Particulars	Details	
1.	Name of the project	SS Linden IV	
2.	Name of the promoter	M/s SS Group Pvt. Ltd.	
3.	Nature of the project	Residential Plotted Colony	
4.	Location of the project	Sector- 85, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Status of project	New	
7.	Whether registration applied for whole/Phase	Whole	
8.	Phase no. (If applicable)	N/A	
9.	Online application ID	RERA-GRG-1325-2023	
10.	License no.	41 of 2023 Dated 21.02.2023	Valid upto 20.02.2028
11.	Total licensed area	33.6398 Acres	Area to be registered 6.8468 Acres
12.	Project completion date as declared u/s 4(2)(I)(C)	28.02.2028	
13.	QPR Compliance (If applicable)	N/A	
14.	4(2)(I)(D) Compliance (If applicable)	N/A	
15.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	41 of 2023 Dated 21.02.2023
	ii)	Zoning Plan Approval (Revised)	Provided
	iii)	Layout plan Approval (Revised)	Provided
	iv)	Environmental Clearance	N/A
	v)	Service plan and estimate approval	Not Provided (Applied on 18.05.2023)
16.	Fee Details as per revised Layout plan		
	A) Registration fee for plotted area	Residential (6.5268 x 4046.86 x 10) = ₹ 2,64,130/-	

<p>observed on last hearing i.e. 19.06.2023.</p>	<ol style="list-style-type: none"> 2. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status- Not Submitted 3. Corrections marked on the hard copy of online DPI need to be done. Status- Not Submitted 4. As layout and zoning plan is revised two -third consent for the same needs to be submitted. Status- Not Submitted, as promoter submitted the policy given by TCP Department, Haryana on 24.04.2023 which is related to phasing in licensed colonies and seeking 2/3rd consent from the allottees in case of revision in the layout plan/ building plan. 5. Copy of approved Service plans and estimates needs to be provided. Status- Not Submitted 6. Approval of Electrical load availability connection needs to be provided. Status- Not Submitted 7. Affidavit or undertaking needs to be provided for forest land diversion NOC. Status- Submitted 8. Documents relating to the entry of collaboration agreement in the revenue record needs to be provided. Status- Not Submitted 9. Mutation duly certified by revenue officer six months prior to date of application needs to be provided. Status- Not Submitted, as promoter stated that they are submitting latest Jamabandi. 10. Non- encumbrance certificate needs to be provided six months prior to date of application. Status- Submitted 11. Revised Application form, Allotment letter, builder buyer agreement and conveyance deed need to be provided in prescribed format. Status- Submitted, but not in a prescribed format. 12. Draft Brochure for the project needs to be provided. Status- Submitted 13. Draft Advertisement document needs to be provided. Status- Submitted 14. Project Report along with brochure of current project and project photos needs to be provided. Status- Submitted 15. Cost of the land needs to be clarified according to the area applied for the registration.
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	8. Revised Application form, Allotment letter, builder buyer agreement and conveyance deed need to be provided in prescribed format.
 (Asha) Chartered Accountant	 (Deepika) Planning Executive
Day and Date of hearing	Monday and 03.07.2023
Proceeding recorded by	Ram Niwas
PROCEEDINGS OF THE DAY	
<p>Proceedings dated: 03.07.2023</p> <p>Ms. Deepika, Planning Executive and Mrs. Asha, Chartered Accountant briefed about the facts of the project.</p> <p>Sh. Ashok Jaunapuria (AR), Sh. Manoj Shukla (AR) and Sh. Himani Sharma (AR) are present on behalf of the promoter. The AR submits that the approval of revised layout plan has been granted by DGTCP on 25.02.2023 on the basis of policy instructions issued by PSTCP Memo no. Misc-2295/2021/1775 dated 25/01/2021. However, it is noticed that subsequent to the above directions, the ACS TCP has issued a final policy guidelines vide memo no. Misc. 862/2023/7/1/2023-2tcp/11689-91 dated 24.04.2023 and that it is to ascertain as to whether the case of promoter is covered in 3.2.1 (i) and (ii) as revision of layout plan has been necessitated due to grant of additional license measuring 6.8468 acres bearing license no. 41 of 2023 dated 21.02.2023 and not requiring prior consent of 2/3rd allottees or not ?</p> <p>The AR to submit a copy of the layout plan duly showing the changes made in the earlier approved layout plan in tabular form duly marked in distinct colors, and the office to examine and put up separately on the file vis a vis above policy provision of the government. In meanwhile the applicant promoter to also rectify the remaining deficiencies</p> <p>The matter to come up on 10.07.2023.</p>	
 (Sanjeev Kumar Arora) Member, HARERA	 (Ashok Sangwan) Member, HARERA
 (Vijay Kumar Goyal) Member, HARERA	