

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
			Validity up to
	i)	License Approval	41 of 2023 Dated 21.02.2023
			Valid upto 20.02.2028
	ii)	Zoning Plan Approval (Revised)	Provided
	iii)	Layout plan Approval (Revised)	Provided
	iv)	Environmental Clearance	N/A
			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/-	



		Commercial (0.32 x 4046.86 x 20)= ₹ 25,900/-
	B) Processing Fee	6.8468 x 4046.86 x 10= ₹ 2,77,080/-
	Total Fee (A+B)	₹ 5,67,110/-
17.	Cheque Details	
	Cheque No. and Date	002112 dated 24.05.2023
	RTGS No.	1207092163 dated 15.06.2023
	Fees Paid	₹ 5,54,160/- ₹ 12,950/-
	Deficit fee	N/A
18.	File Status	Date
	File received on	31.05.2023
	First notice Sent on	13.06.2023
	1st hearing on	19.06.2023
	Reply Submitted	15.06.2023
	Reply Submitted	21.06.2023
	2nd hearing on	03.07.2023
	3rd hearing on	10.07.2023
19.	Case History: -	
	<p>The promoter M/s SS Group Pvt. Ltd. who is a Collaborator applied for the registration of real estate project namely "SS Linden IV" Sector 85, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016 vide receipt no. 53989 on 31.05.2023 and RPIN-623. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-1325-2023. The total project area of the licensed area i.e., 33.6398 acres of License no 41 of 2023 Dated 21.02.2023 Valid upto 20.02.2028 and 105 of 2013 Dated 11.12.2013 valid upto 10.12.2024. The project area for registration now is 6.8468 acres of license no. 41 of 2023 (additional license). The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/623 dated 13.06.2023 was issued to the promoter with an opportunity of being heard on 19.06.2023.</p> <p>On 19.06.2023, Ms. Deepika, Planning Executive and Mrs. Asha, Chartered Accountant briefed about the facts of the project. Ms. Himani (AR) and Sh. Manoj Shukla (AR) are present on behalf of the promoter. Reply submitted on 15.06.2023 which needs to be examined by the authority. The matter to come up on 03.07.2023.</p> <p>In the reply submitted on 21.06.2023, promoter stated that there is no requirement of consent in our case as there is the policy by Town and Country Planning Department memo no. Misc-862/2023/7/1/2023-2tcp/11689-91 dated 24.04.2023.</p> <p>On 03.07.2023, Ms. Deepika, Planning Executive and Mrs. Asha, Chartered Accountant briefed about the facts of the project. Sh. Ashok Jaunapurja (AR), Sh. Manoj Shukla (AR) and Sh. Himani Sharma (AR) are present on behalf of the promoter. The AR submits that the</p>	

	<p>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 ? 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. The matter to come up on 10.07.2023.</p>
20.	<p>Present compliance status as on 10.07.2023 of deficient documents as observed on last hearing i.e. 03.07.2023.</p> <ol style="list-style-type: none"> 1. Deficit Fee - ₹ 12,950/- needs to be submitted. Status- Submitted 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- Submitted 3. Corrections marked on the hard copy of online DPI need to be done. Status- Submitted 4. As layout and zoning plan is revised two -third consent for the same needs to be submitted. Status- Not Submitted 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- 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- 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.

		<p>Status- Submitted 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. Status- Submitted 16. Loan sanction letter, disbursement and repayment schedule needs to be provided. Status- Promoter stated that no loan has been taken for this project and undertaking also given by the promoter in this regard. 17. CA certificate for expenditure incurred needs to be match with DPI. Status- Submitted 18. Quarterly schedule of estimated expenditure needs to be provided. Status- Submitted 19. Affidavit of promoter regarding arrangement with the bank of master account needs to be signed and notarized. Status- Submitted 20. CHG form needs to be provided. Status- Promoter stated that there is no charge created on the project land and undertaking also given by the promoter in this regard. 21. Cash flow statement need to be corrected. Status- Submitted 22. REP II needs to be notarized. Status- Submitted 23. KYC of project consultants needs to be provided. Status- Submitted 24. EDC and IDC expenditure incurred needs to be match with copy of paid challan of EDC and IDC. Status- Submitted</p>
21.	Remarks	<p>1. As layout and zoning plan is revised two -third consent for the same needs to be submitted. 2. Copy of approved Service plans and estimates needs to be provided.</p>

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 has been submitted and found

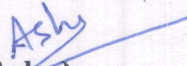
to be in order except the approved service plan and estimates for which the promoter will submit BG/ DD/ Cheque amounting Rs. 25 lacs as a security to submit the approval within three months.

The promoter submitted detailed representation regarding waving off the 2/3rd consent in respect of revision in approved layout plan. The applicant promoter states that as per clause 3(3.1.2)(ii) of the latest policy guidelines issued by the Haryana Government vide memo no, Misc. 862/2023/7/1/2023-2tcp/11689-91 dated 24.04.2023 the promoter is exempted for submitting 2/3rd consent of the allottees for the revision in approved layout plan which reads as under:

"The existing layout/ building plan of the colony is getting amended on account of grant of license for additional area with changes limited to an area not exceeding five percent but not exceed 1 acres, without disturbing the green areas, of the amended combined layout plan to enable proper connectivity and proper planning."

In view of the above the area changed is 0.144 acres which is less than the 5% and not exceed 1 acres. Hence the 2/3rd consent of allottees is not required.

It is recommended that the Authority may consider for grant of registration subject to the submission of approved service plans and estimate in the Authority within 3 months. In case of failure to submit the approved service plans and estimates in the Authority within three months the security amount submitted by the promoter may be forfeited.


(Asha)

Chartered Accountant


(Deepika)

Planning Executive

Day and Date of hearing

Monday and 10.07.2023

Proceeding recorded by

Ram Niwas

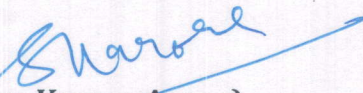
PROCEEDINGS OF THE DAY

Proceedings dated: 10.07.2023

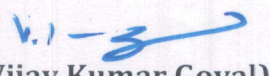
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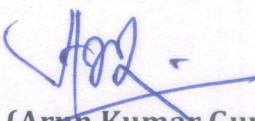
Sh. Himani Sharma (AR) is present on behalf of the promoter.

As proposed, The promoter shall submit BG/DD/Cheque amounting to Rs. 25 lakhs as a security amount for submission of approved service plans and estimates within three months. The Authority decided to grant the registration certificate subject to submission of above.


(Sanjeev Kumar Arora)
Member, HARERA

on leave-
(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar Gupta)
Chairman, HARERA

