



HARERA
GURUGRAM

**HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM**

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

**Promoter Name: M/s DSS Infrastructure Pvt. Ltd.
Project Name: Shree Vardhman Mantra (Tower Q)**

PROJECT HEARING BRIEF FOR REGISTRATION U/S 4

S.No.	Particulars	Details	
1.	Name of the project	Shree Vardhman Mantra (Tower Q)	
2.	Name of the promotor	M/s DSS Infrastructure Pvt. Ltd.	
3.	Nature of the project	Affordable Group Housing Project	
4.	Location of the project	Sector 67, Gurugram	
5.	Legal capacity to act as a promoter	License Holder	
6.	Name of the license holder	DSS Infrastructure Pvt. Ltd.	
7.	Name of the Collaborator	N/A	
8.	Whether registration applied for whole	No	
9.	Status of project	New	
10.	Online Application ID	RERA-GRG-1449-2023	
11.	Date of completion of project as per REP-II/4(2)(I)(c)	31.10.2028	
12.	QPR Compliance (If applicable)	NA	
13.	4(2)(I)(d) Compliance (If applicable)	NA	
14.	License no.	69 of 2010 dated 11.09.2010	Valid up to 30.04.2027
15.	Total licensed area	11.2620 acres	Area to be registered 0.1218 acres
16.	File Status	Date	
	Project received on	21.09.2023	
17.	Case History:		
	An application regarding registration of affordable group housing colony namely "Shree Vardhman Mantra (Tower Q)" situated at Sector-67, Gurugram, Haryana being developed by M/s DSS Infrastructure Pvt. Ltd. was submitted on 21.09.2023 under section 4 of Real Estate (Regulation and Development), Act 2016.		
	This application for registration falls under license no. 69 of 2010 for area admeasuring 11.2620 acres dated 11.09.2010 valid up to 30.04.2027 being issued in favour DSS Infrastructure Pvt. Ltd. Pvt. After scrutiny of file, it is observed that the promoter has applied for area admeasuring 0.1218 acres for tower Q based on the revised BR-III received vide memo no ZP-656-II/PA(DK)2023/27778 dated 23.08.2023 wherein the project has got the additional FAR i.e., 3% which has been obtained in lieu of solid waste management. However, total area of the project is 11.2620 acres which is still same.		

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

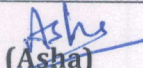
भू-संपदा (विनियमन और विकास) अधिनियम 2016 की धारा 20 के अर्तगत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

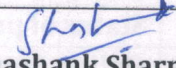
The blocks mentioned in the revised layout plan are block A to Q, commercial block 1 and 2, community building.

Further, it is observed that the promoter had applied for registration in the Authority dated 05.11.2020 which was rejected by the Authority on 26.04.2021 and after that promoter had applied for registration again on 02.12.2021 and registration certificate had been issued in the name of "Shree Vardhman Mantra/ Shopping Mart" vide RC no. 50 of 2022 dated 13.06.2022 valid up to 31.12.2024. The FAR registered of the project vide RC no 50 of 2022 is 82,309.88 sqmtr (79575.343 + 2734.537) and blocks mentioned are A to P, EWS 1 and 2, commercial 1 and 2, community building.

After perusal of the documents, it is found that in the revised layout plan, tower A to P has got the OC vide memo no. ZP-656/AD(RA)2021/17743 dated 23.07.2021 and EWS block 1(4862.72sqmtr) and EWS block 2(1930.92sqmtr) has been removed and tower Q (7009.934sqmtr) has been added including the additional FAR of 3% which has been obtained in lieu of solid waste management plan.

As the area which the promoter wants to register is only the additional FAR i.e., 3% for solid waste management and promoter also wants to register the whole tower Q whose Far is 7009.934sqmtr which is the FAR of EWS block 1(4862.72sqmtr), EWS block 2(1930.92sqmtr) and 3% for solid waste management i.e., 275.955 sqmtr.

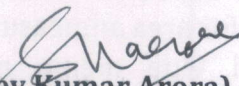

 (Asha)
 Chartered Accountant

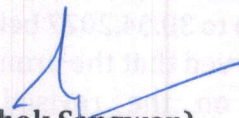

 (Shashank Sharma)
 Associate Engineer Executive


Day and Date of hearing Monday and 16.10.2023
Proceeding recorded by Sh. Ram Niwas


PROCEEDINGS OF THE DAY

Proceedings dated 16.10.2023
 Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project.
 Sh. Ashok Kumar Gupta (Director), Sh. Sachin Jain, Sh. Rishabh Jain (Advocate) are present on behalf of the promoter and stated that they want to take the registration of the tower Q only as OC has been obtained for rest of the area.
 As per the approved layout plan, it is found that, a tower Q has been added and location of STP, Electric sub-station has also been changed and green area has also changed. As some area of tower Q is already registered with the Authority vide RC no. 50 of 2022 dated 13.06.2022 valid up to 31.12.2024., so the amendment in the existing registration is to be required and 2/3rd consent of the existing allottees is also required as the building plans has been revised and a public notice for inviting objections should also be made for information of all concerned allottees and deficiencies be issued to the applicant promoter which is yet to be conveyed.
 The matter to come up on 20.11.2023.


 (Sanjeev Kumar Arora)
 Member, HARERA


 (Ashok Sangwan)
 Member, HARERA


 (Vijay Kumar Goyal)
 Member, HARERA


 (Arun Kumar Gupta)
 Chairman, HARERA