



New PWD Rest House, Civil Lines, Gurugram, Haryana

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

**Project - The Residences Three Sixty**  
**RERA-GRG-1396-2023**

**Hearing brief for registration of Project u/s 4**

S.No.	Particulars	Details	
1.	Name of the project	The Residences Three Sixty	
2.	Name of the promoter	M/s Capital Heights Pvt. Ltd.	
3.	Nature of the project	Group Housing	
4.	Location of the project	Sector- 70A, Gurugram	
5.	Legal capacity to act as a promoter	Joint Development Right Holder	
6.	Name of the license holder	M/s Haamid Real Estate Pvt. Ltd.	
7.	Status of project	Ongoing	
8.	Whether registration applied for whole	Phase	
	Phase no.	(Not Specified)	
9.	Online application ID	RERA-GRG-PROJ-1396-2022	
10.	License no.	16 of 2009 dated 01.06.2009	Valid upto 28.05.2024
		73 of 2013 dated 30.07.2013	Valid upto 29.07.2024
11.	Total licensed area	27.7163 acres	<b>Area to be registered</b> 1.26 acres
12.	Projected completion date	31.12.2025	
13.	QPR Compliances (if applicable)	N/A	
14.	4(2)(I)(D) Compliances (if applicable)	N/A	
15.	<b>Statutory approvals either applied for or obtained prior to registration</b>		
	<b>S.No</b>	<b>Particulars</b>	<b>Date of approval</b>
			<b>Validity upto</b>
i)	License Approval		16 of 2009 dated 01.06.2009
			73 of 2013 dated 30.07.2013
ii)	Zoning Approval	Plan	DGTCP-4021 dated 30.07.2013
iii)	Building Approval	plan	ZP-545/AD(RA)/2017/1238 dated 27.01.2017
iv)	Environmental Clearance		SEIAA/HR/2013/627 dated 04.09.2013
v)	Airport clearance	height	AAI/RHQ/NR/ATM/NOC/2014/241/934-938 dated 24.05.2019
vi)	Fire approval	scheme	DFS/F.A/2015/272/43774 dated 01.08.2015
vii)	Service plan and estimate approval		LC-1391-B-JE(BR)-2017-10390 dated 18.05.2017
16.	<b>Fee Details</b>		
	Registration Fee	8923.326 * 1.75 * 10 = Rs 1,56,158/-	
	Processing Fee	8923.326 * 10 = Rs 89,233/-	
	Late Fee	500% of registration fee	

**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 को धारा 20 के अर्गत गठित प्राधिकरण


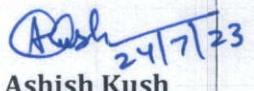
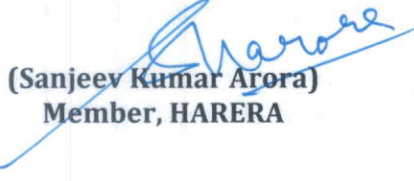
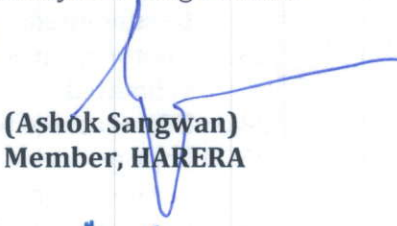


भारत की संसद द्वारा पारित 2016 का अधिनियम संख्याक 16



		1,56,158/- * 5 = Rs 7,80,790/-	
	<b>Total Fee</b>	Rs 10,26,181/-	
<b>17.</b>	<b>DD amount</b>	Rs 1,78,473/- Rs 89,237/-	
	<b>DD no. and date</b>	002609 dated 01.07.2023. 002610 dated 01.07.2023.	
	<b>Name of the bank issuing</b>	HDFC Bank	
	<b>Deficient amount</b>	Rs. 7,58,471/-	
<b>18.</b>	<b>File Status</b>	<b>Date</b>	
	<b>File received on</b>	03.07.2023	
	<b>First notice Sent on</b>	19.07.2023	
	<b>First hearing on</b>	24.07.2023	
<b>19.</b>	<b>Case History:</b>	<p>The Promoter M/s Capital Heights Pvt. Ltd. who is a joint development holder applied for the registration of real estate group housing colony namely "The Residences Three Sixty" located at Sector-70A, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 55075 dated 03.07.2023 and RPIN- 633. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1396-2023. The project area for registration is 1.26 acres and the licensed area is 27.7163 acres granted under License no - 16 of 2009 dated 01.06.2009 which is valid upto 28.05.2024 and 73 of 2013 dated 30.07.2023 which is valid upto 29.07.2024.</p> <p>DTCP, Haryana had issued the final joint development and marketing rights in favour of Capital Heights Pvt Ltd, Classic Infrasolutions Pvt Ltd, M3M India Pvt Ltd and Advance India Projects Pvt Ltd. vide memo no. LC-1391-III/JE(DS)/2023/14921 dated 17.05.2023.</p> <p>The present application pertains to registration of 1.26 acres out of 2.79 acres (Applicant share) out of total license land i.e., 27.7163 acres. The application for registration of group housing colony was scrutinized and 1<sup>st</sup> deficiency notice vide notice no. HARERA/GGM/RPIN/633 dated 19.07.2023 was issued to the promoter with an opportunity of being heard on 24.07.2023.</p> <p>The status of the documents is mentioned below:</p>	
<b>20.</b>	<b>Present compliance status as on 24.07.2023 of deficient documents conveyed in notice dated 19.07.2023.</b>	<ol style="list-style-type: none"> <li>1. The phase for which registration applied is not clearly shown/mentioned in Plan drawings/ DPI.</li> <li>2. Deficit Fee- Rs 7,58,471/-.</li> <li>3. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.</li> <li>4. Online DPI needs to be corrected.</li> <li>5. Copy of LC IV and LC IVA needs to be submitted.</li> <li>6. Revalidated building plan needs to be submitted.</li> <li>7. Revalidated Airport height clearance needs to be submitted.</li> <li>8. Approval NOCs from the various agencies for connecting external services like roads, water supply, sewerage, storm water drainage needs to be submitted.</li> <li>9. Affidavit/NOC for Natural conservation Zone needs to be submitted.</li> <li>10. Revised Fire scheme approval needs to be submitted.</li> <li>11. HUDA construction water NOC needs to be submitted.</li> <li>12. Mining permission needs to be submitted.</li> </ol>	

	<ol style="list-style-type: none"> <li>13. Mutation, jamabandi and aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted.</li> <li>14. Non-encumbrance certificate / ROC form needs to be submitted.</li> <li>15. Information to the revenue department regarding the entry of license and collaboration agreement needs to be submitted.</li> <li>16. Pert Chart needs to be submitted.</li> <li>17. Layout superimposed on the demarcation plan showing khasra no. needs to be submitted.</li> <li>18. Draft Application form needs to be revised.</li> <li>19. Draft Allotment letter needs to be revised.</li> <li>20. Draft BBA needs to be revised.</li> <li>21. Draft Conveyance deed needs to be submitted.</li> <li>22. Application form executed with the existing allottees needs to be submitted.</li> <li>23. Allotment letter executed with the existing allottees needs to be submitted.</li> <li>24. BBA executed with the existing allottees needs to be submitted.</li> <li>25. Conveyance deed executed with the existing allottees needs to be submitted.</li> <li>26. Draft Brochure needs to be submitted.</li> <li>27. Cost of the land needs to be clarified according to the area applied for the registration.</li> <li>28. Quarterly schedule of estimated sources needs to be submitted.</li> <li>29. Project report needs to be submitted.</li> <li>30. Cash flow statement need to be submitted.</li> <li>31. Financial resources need to be met with project cost. Financial resources need to be filled in the DPI.</li> <li>32. Loan document along with sanction letter, repayment and disbursement schedule needs to be submitted.</li> <li>33. CHG form needs to be submitted.</li> <li>34. CA certificate for non-default in payment needs to be submitted.</li> <li>35. Copy of Paid EDC challan, conversion charges and License fee needs to be submitted.</li> <li>36. Conversion charges, License fee and rate of EDC needs to be as per LOI.</li> <li>37. Other in loan and advances under financial resources needs to be clarified.</li> <li>38. REP II needs to be submitted.</li> <li>39. CA certificate for cost incurred and to be incurred needs to be submitted.</li> <li>40. Bank Undertaking needs to be revised.</li> <li>41. KYC of authorised signatory of bank account operations needs to be needs to be submitted.</li> <li>42. CA certificate for REP I needs to be submitted.</li> <li>43. Affidavit of promoter regarding arrangement with bank of master account under section 4(2)(I)(D) needs to be notarized.</li> <li>44. Board resolution for authorizing bank account operation needs to be submitted.</li> </ol>
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21.	Remarks	The promoter has not submitted any reply till date.
	 <b>Asha</b> Chartered Accountant	 <b>Ashish Kush</b> Planning Executive
	<b>Day and Date of hearing</b>	Monday and 24.07.2023
	<b>Proceeding recorded by</b>	Ram Niwas
<b>PROCEEDINGS OF THE DAY</b>		
Proceedings dated: 24.07.2023. Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. No reply has been submitted by the promoter company against the deficiencies raised by the authority till date. In view of the same the matter is adjourned, and the next date of hearing will be conveyed after the submission of reply of deficiencies already conveyed through notice.		
	 <b>(Sanjeev Kumar Arora)</b> Member, HARERA	 <b>(Ashok Sangwan)</b> Member, HARERA
		 <b>(Vijay Kumar Goyal)</b> Member, HARERA
		 <b>(Arun Kumar Gupta)</b> Chairman, HARERA