



**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)	Submitted - Sep 22 and dec 22 (OC obtained vide memo no. ZP-656/AD(RA)2021/17743 dated 23.07.2021)		
13.	4(2)(I)(d) Compliance (If applicable)	Pending 2022-23		
14.	License no.	69 of 2010 dated 11.09.2010	Valid up to 30.04.2027	
15.	Total licensed area	11.2620acres	Area to be registered	1.7321 acres
16.	Fee Details			
	Registration Fee	Residential 80033.298 x 1.78 x 10 =Rs.14,24,593/- Commercial 2734.537 x 1.5 x 20 =Rs.82,036/- Total = Rs.15,06,629/-		
	Late fee (The promoter had applied for registration on 05.11.2020 which was rejected on 26.04.2021)	250% of Registration fees. = 14,29,938 x 2.5 = Rs. 35,74,846/-		

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

Processing fee	82,767.835 x 10 =Rs. 82,76,78/-		
Total fee	Rs.59,09,153/-		
DD amount at the time of current application	1,50,000/- 07,06,534/-		
<b>DD no. and date at the time of current application</b>	360935 dated 11.09.2023 511523 dated 29.11.2023.		
Name of the bank issuing	Kotak Mahindra Bank ICICI Bank		
Registration fee already paid which is to be adjusted and consider now.	1. 91598/- 2. 194479/- 3. 146923/- 4. 18,69,692/- Total = 23,02,692/-		
DD no and date at the time or previous application	1. 799886 dated 03.11.2020 2. 799736 dated 23.10.2020 3. 799737 dated 23.10.2020 4. 610252 dated 14.01.2022		
Processing fee already paid which is to be forfeited now	8,24,919/-		
Total fees paid and which is to be adjusted and considered now	23,02,692 - 8,24,919 = 14,77,773/-		
Name of the bank issuing	1. to 3. IndusInd Bank 4. ICICI Bank		
Deficient amount	= 59,09,153 - 1,50,000 - 14,77,773 - 7,06,534 = 35,74,846/- (late fees)		
<b>17. 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 up to</b>
i)	License Approval	69 of 2010 dated 11.09.2010	30.04.2027
ii)	Zoning Plan Approval	DTCP 2322 dated 13.10.2010	
iii)	Building plan Approval	ZP-656-II/PA(DK)/2023/27778 dated 23.08.2023	22.08.2028
iv)	Environmental Clearance	SEIAA/HR/2016/226	22.02.2021 (Expired)
v)	Airport clearance height	CCZM submitted as Airport height clearance is not required because the said project site is situated outside the zone for which one needs to get the NOC from AAI	
vi)	Fire scheme approval	Not Submitted for tower Q	

	vii)	Service plan and estimate approval	Applied
	viii)	Electricity load availability connection	Ch.-21/SE/C-801-191 dated 21.08.2017
18.	<b>File Status</b>	<b>Date</b>	
	Project received on	21.09.2023	
	First Hearing on	16.10.2023	
	Documents submitted on	06.11.2023	
	First notice sent on	16.11.2023	
	Documents submitted on	28.11.2023	
19.	<b>Case History:</b>	<p>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.</p> <p>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.</p> <p>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.</p> <p>The blocks mentioned in the revised layout plan are block A to Q, commercial block 1 and 2, community building.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p><b>Proceedings dated 20.11.2023.</b></p> <p>Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project.</p>	

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 2/3<sup>rd</sup> 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.

#### Proceedings dated 20.11.2023

Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project. No reply has been submitted by the promoter company against the deficiencies conveyed by the authority through notice dated 16.11.2023. Therefore, in view of the same the matter is adjourned, and the next date of hearing will be conveyed after submission of reply of deficiencies already conveyed through deficiency notice. Further, if no response is received from the promoter within next 4 week's time, in that case the concerned official to put up the matter on file for issuance of show cause notice as to why their application for registration of project may not be rejected following the due procedure under the Act of 2016.

**Table w.r.t difference in building plans.**

S. No.	Particulars	As Per Old Plan	As Per New Plan	Difference
1	Total Land	11.262	11.262	Same
2	Total FAR	79756.456	80028.89	+272.43
3	Total No. of Flat	1423	1326	-97
4	Total Green Area	6836.344	7775	+938.656
5	No. of Parking	1203	1326	+123
6	No. of Density	7115	6630	-485

**Calculation table w.r.t late fees**

Fees without zero period		
S.No	Particulars	Details
1	Registration Fee	Rs. 1506629 /-
2	Late fee (The promoter had applied for registration on 05.11.2020 which was rejected on 26.04.2021)	Rs. 3574846 /-(14,29,938 x 2.5)



3	Processing fee	Rs. 82,76,78 /-
4	Total fee	Rs. 5909153 /-
5	Fees paid	Rs. 2334307 /-
6	Deficit late fees	Rs. 3574846 /-
<b>Fees with zero period count by DTCP i.e., 01.11.2017 to 30.09.2020.</b>		
<b>S. No</b>	<b>Particulars</b>	<b>Details</b>
1	Registration Fee	Rs. 1506629 /-
2	Late fee from 01.10.2020 to 05.11.2020(The promoter had applied for registration on 05.11.2020 which was rejected on 26.04.2021)	Rs. 14,29,938 /- (14,29,938 x 1 )
3	Processing fee	Rs. 82,76,78 /-
4	Total fee	Rs. 5909153 /-
5	Fees paid	Rs. 2334307 /-
6	Deficit late fees with zero period count	Rs. 14,29,938 /-
20.	<b>Present compliance status as on 04.12.2023 of deficient documents as conveyed in the deficiency notice dated 16.11.2023</b>	<p>1. Deficit fee of Rs.7,06,534/- and late fees of Rs 35,74,846/-needs to be paid. <b>Status - Submitted Rs 7,06,534/- via DD no 35,74,846 of ICICI bank (Regarding late fees, the promoter is requesting to waive off as the investigation was going on by CBI with regard to acquisition of land falling in sector 58 to 63 and sector 65 to 68 and this project is located in sector 67. As a result, project was on hold. Based on the directions of the Supreme court of India, the Director, Town and Country Planning, Government of Haryana (DTCP), issued office order dated 3<sup>rd</sup> March,2021 through which the Haryana Government had accorded approval to consider the period from 01.11.2017 to 30.09.2020 as "Zero period". After that, the Authority granted the RC vide no 50 of 2022 dated 13.06.2022.</b></p> <p>2. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above need to be submitted in PDF format of size less than 5 mb each. <b>Status - Submitted.</b></p> <p>3. Corrections in online detailed project information needs to be done. <b>Status - Submitted but needs to be revised.</b></p>

4. Environmental clearance needs to be submitted.  
**Status - Submitted but expired and renewal applied on 17.11.2023.**
5. Collaboration agreement needs to be submitted.  
**Status - Submitted.**
6. Airport height clearance needs to be submitted.  
**Status-CCZM submitted as Airport height clearance is not required because the said project site is situated outside the zone for which one needs to get the NOC from AAI.**
7. Copy of 2/3<sup>rd</sup> consent of existing allottees needs to be submitted.  
**Status - 841 NOC out of 1203 allottees submitted i.e., 70%.**
8. Copy of revised approved fire scheme needs to be submitted.  
**Status - Not Submitted and renewal applied on 19.11.2023.**
9. Copy of revised approved service estimates and plans along with sanction letter from DTCP, Haryana needs to be submitted.  
**Status - Not Submitted and recommended from Chief Engineer, HSVP, Panchkula to DTCP, Haryana.**
10. Mutation, jamabandi and Akshjra certified on latest dates needs to be submitted.  
**Status - Submitted.**
11. Electrical load availability connection needs to be submitted.  
**Status - Submitted.**
12. Non-encumbrance certificate not below the rank of tehsildar & certified on the latest date needs to be submitted.  
**Status - Not Submitted.**
13. Project report needs to be submitted.  
**Status - Submitted.**
14. Land title search report needs to be submitted.  
**Status - Submitted.**
15. REP-II needs to be revised.  
**Status - Submitted.**
16. Tree cutting permission NOC from DFO, Forest land diversion NOC, Power Line shifting NOC, Natural conservation zone NOC or affidavit for non-applicability needs to be submitted.  
**Status - Submitted.**
17. Approval NOCs from the various agencies for connecting external services like, storm water

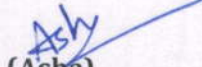
		<p><b>Status - Submitted.</b></p> <p>35. KYC of director needs to be provided. <b>Status - Submitted.</b></p> <p>36. Cash flow statement need to be provided. <b>Status - Submitted.</b></p> <p>37. Details of Customer Care &amp; Grievance Redressal officer and nodal officer needs to be filled in the DPI. <b>Status - Submitted.</b></p> <p>38. KYC of project proponents and project consultant needs to be provided. <b>Status -Submitted.</b></p> <p>39. TAN of the promoter needs to be provided. <b>Status - Submitted.</b></p> <p>40. Bank undertaking needs to be provided. <b>Status - Submitted.</b></p> <p>41. CA certificate for non-default in payment of debt obligations needs to be provided. <b>Status - Submitted.</b></p> <p>42. Project report needs to be provided. <b>Status - Submitted.</b></p> <p>43. Copy of paid challan of EDC and IDC needs to be provided. <b>Status -Submitted.</b></p>
21.	Remarks	<ol style="list-style-type: none"> <li>Late fees of Rs 35,74,846/-needs to be paid.</li> <li>Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above need to be submitted in PDF format of size less than 5 mb each.</li> <li>Corrections in online detailed project information needs to be done.</li> <li>Environmental clearance needs to be submitted.</li> <li>Copy of revised approved fire scheme needs to be submitted.</li> <li>Copy of revised approved service estimates and plans along with sanction letter from DTCP, Haryana needs to be submitted.</li> <li>Non-encumbrance certificate not below the rank of tehsildar &amp; certified on the latest date needs to be submitted.</li> </ol>

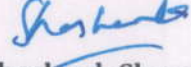
**Recommendation** - All the required documents for registration under section 4 of the Act, 2016 have been submitted except environmental clearance, revised fire scheme approval and revised approved service plans and estimates and non-encumbrance certificate from the tehsildar. The Authority may consider for grant of registration upon submission of BG/DD amounting Rs 25 Lakh each as a security amount & undertaking to submit the fire scheme approval within 4 months from the date of grant of

	<p>drainage, water supply, sewage disposal needs to be submitted. <b>Status - Submitted.</b></p> <p>18. Information to revenue department needs to be submitted. <b>Status - Submitted.</b></p> <p>19. PERT chart needs to be submitted. <b>Status - Submitted.</b></p> <p>20. All approved building plans needs to be submitted. <b>Status - Submitted.</b></p> <p>21. Draft allotment letter needs to be submitted. <b>Status - Submitted.</b></p> <p>22. Draft conveyance deed needs to be submitted. <b>Status - Submitted.</b></p> <p>23. Draft BBA needs to be submitted. <b>Status - Submitted.</b></p> <p>24. Copy of superimposed demarcation plan on approved layout plan needs to be submitted. <b>Status - Submitted.</b></p> <p>25. Copy of annual report and financial statement for the last 3 financial year needs to be provided. <b>Status - Submitted.</b></p> <p>26. Land cost needs to be clarified according to area apply for registration. <b>Status - Submitted.</b></p> <p>27. CA certificate for Expenditure to be incurred and incurred needs to be provided. <b>Status - Submitted.</b></p> <p>28. Loan sanction letter, disbursement and repayment schedule needs to be provided. <b>Status - Submitted.</b></p> <p>29. CA certificate for REP 1 needs to be provided. <b>Status - Submitted.</b></p> <p>30. Quarterly schedule of estimated expenditure needs to be provided. <b>Status - Submitted.</b></p> <p>31. Financial Resources needs to be met the project cost, so its needs to be provided. <b>Status - Submitted.</b></p> <p>32. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. <b>Status - Submitted .</b></p> <p>33. Board resolution for operation of bank account needs to be provided. <b>Status - Submitted.</b></p> <p>34. KYC of authorised person to operate bank account needs to be provided.</p>
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registration certificate and approved service plans and estimates within 6 months from the date of grant of registration certificate and undertaking to submit the environmental clearance within 6 months from the date of grant of registration certificate.

  
(Asha)  
Chartered Accountant

  
(Shashank Sharma)  
Associate Engineer Executive

Day and Date of hearing	Monday and 04.12.2023
Proceeding recorded by	Sh. Ramnivas.

**PROCEEDINGS OF THE DAY**

Proceedings dated 04.12.2023.

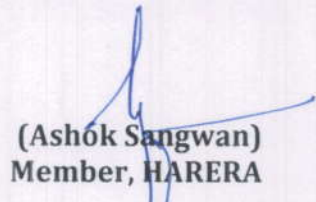
Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project.


Sh. Sachin Jain (Director) is present on behalf of the promoter and stated that this is a case of low-cost affordable housing and non-encumbrance certificate from tehsildar will be submitted today in the registry of the Authority and regarding late fees, they had submitted a representation to waive off the late fees, as DGTCP, Haryana had accorded the approval dated 03.03.2021 to consider the period from 01.11.2017 to 30.09.2020 as "Zero period" based on the directions of the Hon'ble High Court of India.


As this is the exceptional case of low-cost affordable housing and DTCP has already allowed "Zero period" from 01.11.2017 to 30.09.2020, so in view of the above, the Authority has decided to consider the "Zero Period" from 01.11.2017 to 30.09.2020 and the promoter is directed to submit the remaining deficit late fees amounting Rs. 14,29,938/- as the promoter had applied in the Authority on 05.11.2020 and promoter is also directed to submit the non-encumbrance certificate and the BG/DD amounting Rs 25 Lakh each as a security amount for revised fire scheme approval and revised approved service plans and estimates within 15 days.

Approved as proposed and the RC shall be issued after compliance of all the conditions and corrections in the DPI and A to H.

  
(Sanjeev Kumar Arora)  
Member, HARERA

  
(Ashok Sangwan)  
Member, HARERA

  
(Vijay Kumar Goyal)  
Member, HARERA

  
(Arun Kumar Gupta)  
Chairman, HARERA

