

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	Area to be registered 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.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity upto
	i)	License Approval	28.05.2024
		16 of 2009 dated 01.06.2009	28.05.2024
		73 of 2013 dated 30.07.2013	29.07.2024
	ii)	Zoning Plan Approval	
		DGTCP-4021 dated 30.07.2013	
	iii)	Building Approval plan	26.01.2022 (Expired)
		ZP-545/AD(RA)/2017/1238 dated 27.01.2017	
	iv)	Environmental Clearance	03.09.2023
		SEIAA/HR/2013/627 dated 04.09.2013	
	v)	Airport height clearance	21.07.2022 (Expired)
		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.	Fee Details		
	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 1,56,158/- * 5 = Rs 7,80,790/-
	Total Fee	Rs 10,26,181/-
17.	DD amount	Rs 1,78,473/- Rs 89,237/-
	DD no. and date	002609 dated 01.07.2023. 002610 dated 01.07.2023.
	Name of the bank issuing	HDFC Bank
	Deficient amount	Rs. 7,58,471/-
18.	File Status	Date
	File received on	03.07.2023
	First notice Sent on	19.07.2023
	First hearing on	24.07.2023
	Second hearing on	11.12..2023
19.	Case History:	<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 1st 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>On 24.07.2023, Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.</p> <p>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.</p> <p>It is found that the Environment Clearance of the project has also expired on 03.09.2023.</p> <p>The promoter has submitted a reply on 08.09.2023 which was scrutinized and the status of the documents is mentioned below:</p>
20.	Present compliance status as on 11.12.2023 of deficient documents conveyed in hearing dated 24.07.2023.	<ol style="list-style-type: none"> 1. The phase for which registration applied is not clearly shown/mentioned in Plan drawings/ DPI. Status: Not Submitted. 2. Deficit Fee- Rs 7,58,471/-. Status: Not Submitted. 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. Status: Submitted but needs to be corrected.



4. Online DPI needs to be corrected.
Status: Not Submitted.
5. Copy of LC IV and LC IVA needs to be submitted.
Status: Submitted.
6. Revalidated building plan needs to be submitted.
Status: Not Submitted.
7. Revalidated Airport height clearance needs to be submitted.
Status: Not Submitted.
8. Approval NOCs from the various agencies for connecting external services like roads, water supply, sewerage, storm water drainage needs to be submitted.
Status: Only water supply submitted and roads, sewerage, storm water drainage needs to be submitted.
9. Affidavit/NOC for Natural conservation Zone needs to be submitted.
Status: Not Submitted.
10. Revised Fire scheme approval needs to be submitted.
Status: Submitted. Approval no. DFS/Supdt/2018/879/41646 dated 19.04.2018.
11. HUDA construction water NOC needs to be submitted.
Status: Not submitted.
12. Mining permission needs to be submitted.
Status: Not submitted.
13. Mutation, jamabandi and aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted.
Status: Submitted.
14. Non-encumbrance certificate / ROC form needs to be submitted.
Status: Not Submitted.
15. Information to the revenue department regarding the entry of license and collaboration agreement needs to be submitted.
Status: Submitted.
16. Pert Chart needs to be submitted.
Status: Not Submitted.
17. Layout superimposed on the demarcation plan showing khasra no. needs to be submitted.
Status: Not Submitted.
18. Draft Application form needs to be revised.
Status: Submitted but needs to be revised.
19. Draft Allotment letter needs to be revised.
Status: Submitted but needs to be revised.
20. Draft BBA needs to be revised.
Status: Submitted but needs to be revised.
21. Draft Conveyance deed needs to be submitted.
Status: Not Submitted.
22. Application form executed with the existing allottees needs to be submitted.
Status: Submitted that they have not received any booking w.r.t. Tower CR-01 which is applied for registration.
23. Allotment letter executed with the existing allottees needs to be submitted.




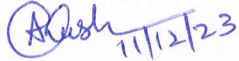
	<p>Status: Submitted that they have not received any booking w.r.t. Tower CR-01 which is applied for registration.</p> <p>24. BBA executed with the existing allottees needs to be submitted. Status: Submitted that they have not received any booking w.r.t. Tower CR-01 which is applied for registration.</p> <p>25. Conveyance deed executed with the existing allottees needs to be submitted. Status: Submitted that they have not received any booking w.r.t. Tower CR-01 which is applied for registration.</p> <p>26. Draft Brochure needs to be submitted. Status: Submitted but needs to be revised.</p> <p>27. Cost of the land needs to be clarified according to the area applied for the registration. Status: Not Submitted.</p> <p>28. Quarterly schedule of estimated sources needs to be submitted. Status: Not Submitted.</p> <p>29. Project report needs to be submitted. Status: Not Submitted.</p> <p>30. Cash flow statement need to be submitted. Status: Not Submitted.</p> <p>31. Financial resources need to be met with project cost. Financial resources need to be filled in the DPI. Status: Not Submitted.</p> <p>32. Loan document along with sanction letter, repayment and disbursement schedule needs to be submitted. Status: Legible copy needs to be submitted.</p> <p>33. CHG form needs to be submitted. Status: Not Submitted.</p> <p>34. CA certificate for non-default in payment needs to be submitted. Status: Submitted but needs to be revised.</p> <p>35. Copy of Paid EDC challan, conversion charges and License fee needs to be submitted. Status: Not Submitted.</p> <p>36. Conversion charges, License fee and rate of EDC needs to be as per LOI. Status: Not Submitted.</p> <p>37. Other in loan and advances under financial resources needs to be clarified. Status: Not Submitted.</p> <p>38. REP II needs to be submitted. Status: Not Submitted.</p> <p>39. CA certificate for cost incurred and to be incurred needs to be submitted. Status: Not Submitted.</p> <p>40. Bank Undertaking needs to be revised. Status: Submitted but needs to be revised after incorporating the details of authorized signatory alongwith employee code and designation.</p> <p>41. KYC of authorised signatory of bank account operations needs to be needs to be submitted. Status: Submitted.</p> <p>42. CA certificate for REP I needs to be submitted.</p>
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		<p>Status: Not Submitted.</p> <p>43. Affidavit of promoter regarding arrangement with bank of master account under section 4(2)(l)(D) needs to be notarized. Status: Submitted but needs to be revised.</p> <p>44. Board resolution for authorizing bank account operation needs to be submitted. Status: Not Submitted.</p>
21.	Remarks	<ol style="list-style-type: none"> 1. The phase for which registration applied is not clearly shown/mentioned in Plan drawings/ DPI. 2. Deficit Fee- Rs 7,58,471/-. 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. 4. Online DPI needs to be corrected. 5. Revalidated building plan needs to be submitted. 6. Revalidated Airport height clearance needs to be submitted. 7. Approval NOCs from the various agencies for connecting external services like roads, sewerage, storm water drainage needs to be submitted. 8. Affidavit/NOC for Natural conservation Zone needs to be submitted. 9. HUDA construction water NOC needs to be submitted. 10. Mining permission needs to be submitted. 11. Non-encumbrance certificate / ROC form needs to be submitted. 12. Pert Chart needs to be submitted. 13. Layout superimposed on the demarcation plan showing khasra no. needs to be submitted. 14. Draft Application form needs to be revised. 15. Draft Allotment letter needs to be revised. 16. Draft BBA needs to be revised. 17. Draft Conveyance deed needs to be submitted. 18. Draft Brochure needs to be revised. 19. Cost of the land needs to be clarified according to the area applied for the registration. 20. Quarterly schedule of estimated sources needs to be submitted. 21. Project report needs to be submitted. 22. Cash flow statement need to be submitted. 23. Financial resources need to be met with project cost. Financial resources need to be filled in the DPI. 24. Legible copy of Loan document along with sanction letter, repayment and disbursement schedule needs to be submitted. 25. CHG form needs to be submitted. 26. CA certificate for non-default in payment needs to be revised. 27. Copy of Paid EDC challan, conversion charges and License fee needs to be submitted. 28. Conversion charges, License fee and rate of EDC needs to be as per LOI. 29. Other in loan and advances under financial resources needs to be clarified. 30. REP II needs to be submitted.



		31. CA certificate for cost incurred and to be incurred needs to be submitted. 32. Bank Undertaking needs to be revised after incorporating the details of authorized signatory alongwith employee code and designation. 33. CA certificate for REP I needs to be submitted. 34. Affidavit of promoter regarding arrangement with bank of master account under section 4(2)(1)(D) needs to be revised. 35. Board resolution for authorizing bank account operation needs to be submitted.
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Asha
Chartered Accountant


Ashish Kush
Planning Executive

Day and Date of hearing

Monday and 11.12.2023

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

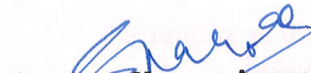
Proceedings dated: 11.12.2023.

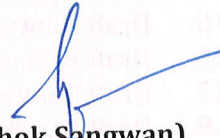
Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.


Sh. Pramod (AR) and Ms. Hima Kathuria (AR) are present on behalf of the promoter.

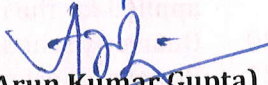
The AR of the promoter requests for four week's time for submission of deficit fee alongwith other deficit documents. However, is noticed that the total area of BIP/COD in favour of the applicant promoter is 2.79 acres and the promoter had applied only for the area i.e., 1.26 acres. The AR of the promoter stated that they had obtained the OC for the balance area in 2018 only. Therefore, the Authority directed the promoter to apply for the whole area as per BIP/COD i.e., 2.79 acres and to submit the requisite fee alongwith the other deficiencies as per whole area i.e., 2.79 acres.

The matter to come up on 15.01.2024 for further proceedings.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar Gupta)
Chairman, HARERA