

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी.डब्ल्यू.डी. विश्राम गृह सिविल लाईंस गुरुग्राम, हरियाणा

Project Gateway95
 Promoter Solutrean Building Technologies Pvt. Ltd.

PROJECT HEARING BRIEF

SNo.	Particulars	Details	
1.	Name of the project	Gateway95	
2.	Name of the promotor	M/S Solutrean Building Technologies Pvt. Ltd.	
3.	Nature of the project	Residential Plotted Colony under DDJAY	
4.	Location of the project	Sector- 95 Village Dhorka, Tehsil Harsaru, District Gurugram Haryana	
5.	Legal capacity to act as a promoter	Licensee	
6.	Name of the license holder	M/S Solutrean Building Technologies Pvt. Ltd.	
7.	Whether registration applied for whole	Whole	
8.	License no.	76 Of 2022	Valid up to 23.06.2022
9.	Total licensed area	6.50625 Acres	Area to be registered 6.50625 Acres
10.	Statutory approvals either applied for or obtained prior to registration		
	S.No.	Particulars	Validity up to
	i)	License Approval	09.03.2022 08.03.2027
	ii)	Zoning Plan Approval	03.06.2022
	iii)	Layout plan Approval	10.03.2022
	iv)	Environmental Clearance	N/A
	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	21.07.2022
	viii)	Electricity load availability connection	12.05.2022


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 अंतर्गत गठित प्राधिकरण
 भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

11.	File Status	Date
	Project received on	04.08.2022
	First notice sent on	18.08.2022
	First hearing on	22.08.2022
	First reply submitted on	18.08.2022
<p>Case history-</p> <p>The promoter i.e M/s Solutrean Building Technologies Pvt. Ltd. has applied on dated 04.08.2022 for registration of their affordable plotted colony under DDJAY namely "Gateway95" located at , Sector-95, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application is for project land admeasuring an area of 6.50625 acres for which the license vide no. 17 of 2022 dated 09.03.2022 valid upto 08.03.2027 has been issued by DTCP in favour of M/s Solutrean Building Technologies Pvt. Ltd.</p> <p>On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter through first deficiency notice vide no. HARERA/GGM/RPIN/486 dated 18.08.2022 with an opportunity of hearing on 22.08.2022.</p> <p>Proceedings dated 22.08.2022</p> <p>Ms. Geeta Rathee Singh, Sr.L.O. briefed about the facts of the case.</p> <p>None is present on the behalf of the promoter. However, an adjournment request has been received. Request is allowed.</p> <p>The matter to come up on 12.09.2022.</p> <p>Scrutiny of reply dated 26.08.2022 and 09.09.2022</p> <ol style="list-style-type: none"> Deficit fee of Rs. 4,06,000/- Status: Paid through DD no. 002987 dated 03.09.2022 <p>FOLDER A Land and license related documents</p> <ol style="list-style-type: none"> Project report along with brochure of current project needs to be submitted. Status: Submitted Aks- shijra duly certified by revenue officer six months prior to the date of registration needs to be submitted. Status: Submitted <p>Statutory approvals</p> <ol style="list-style-type: none"> Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana needs to be submitted. Status: Submitted Non encumbrance certificate not below the rank of tehsildar needs to be submitted. Status: Submitted 		

	<p>6. Electrical load availability connection needs to be submitted. Status: Assurance granted dated 12.05.2022</p> <p>7. Natural conservation zone NOC needs to be submitted Status: Not applicable (an affidavit of non- applicability submitted by the promoter)</p> <p>8. Tree cutting permission (if applicable) needs to be submitted. Status: Not applicable (an affidavit of non- applicability submitted by the promoter)</p> <p>9. Forest land diversion NOC (if applicable) needs to be submitted. Status: Not applicable (an affidavit of non- applicability submitted by the promoter)</p> <p>10. Approval for power line shifting (if applicable) needs to be submitted. Status: Not applicable (an affidavit of non- applicability submitted by the promoter)</p> <p>Allottee related draft documents</p> <p>11. Revised builder buyer agreement and conveyance deed need to be submitted. Status: Submitted</p> <p>12. Payment plan needs to be submitted. Status: Submitted</p> <p>FOLDER- B Various Plans to be Annexed</p> <p>13. Approved zoning plan on A1 size sheet (laminated) needs to be submitted. Status: Submitted on 10.09.2022.</p> <p>14. Approved layout plan on A1 size sheet (laminated) needs to be submitted. Status: Submitted</p> <p>15. Demarcation plan on A1 size sheet (laminated) needs to be submitted. Status: Submitted</p> <p>16. A copy of superimposed demarcation plan on approved layout plan needs to be submitted. Status: Submitted</p> <p>17. PERT chart of the project needs to be submitted. Status: Submitted</p> <p>Finance related documents</p> <p>18. Bank Undertaking needs to be revised. Status: Submitted</p> <p>19. Promoter affidavit keeping in view of section 4(2)(l)(D) of the Act needs to be submitted. Status: Submitted</p> <p>20. Board resolution authorizing to operate the bank account needs to be submitted. Status: Submitted</p>
12.	<p>Deficit documents</p> <p>1. Hard copies of corrected REP-I (part A-H) and online DPI duly authenticated needs to be submitted.</p>

Recommended for grant of registration subject to filing of bound copy of DPI duly authenticated and REP-I


(Asha)
Chartered Accountant


(Ar. Neeraj Gautam)
Associate Architectural Executive

Day and Date of hearing	Monday 12.09.2022
Proceeding recorded by	Sh. Ram Niwas

REPRESENTED THROUGH

Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Sh. Kunal Basist	AR		


PROCEEDINGS OF THE DAY

Proceedings dated 12.09.2022

Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed about the facts of the case.


Sh. Kunal Basist (AR) is present on behalf of the promoter.

Approved as recommended above.


(Sanjeev Kumar Arora)
Member, HARERA, Gurugram


(Ashok Sangwan)
Member, HARERA, Gurugram


(Vijay Kumar Goyal)
Member, HARERA, Gurugram


(Dr. K.K. Khandelwal)
Chairman, HARERA, Gurugram