

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	08.03.2027
	ii)	Zoning Plan Approval	
	iii)	Layout plan Approval	
	iv)	Environmental Clearance	
	v)	Airport height clearance	
	vi)	Fire scheme approval	
	vii)	Service plan and estimate approval	
	viii)	Electricity load availability connection	
11.	File Status	Date	
	Project received on	04.08.2022	
	First notice sent on	18.08.2022	
	Case history-		

	<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.</p> <p>No reply regarding the same has been received in the authority till date.</p>
12.	<p>Deficit documents</p> <ol style="list-style-type: none">1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each.2. Corrections marked on the hard copy of online DPI need to be done. <p>FOLDER A Land and license related documents</p> <ol style="list-style-type: none">3. An undertaking regarding the transfer of 10% land to the govt. for community facility needs to be uploaded.4. Project report along with brochure of current project needs to be submitted.5. Non- encumbrance certificate needs to be submitted.6. Aks- shijra duly certified by revenue officer six months prior to the date of registration needs to be submitted. <p>Statutory approvals</p> <ol style="list-style-type: none">7. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana needs to be submitted.8. Electrical load availability connection needs to be submitted.9. Natural conservation zone NOC needs to be submitted10. Tree cutting permission needs to be submitted.11. Forest land diversion NOC needs to be submitted.12. Approval for power line shifting (if applicable) needs to be submitted.13. Approval for power line shifting (if applicable) needs to be submitted. <p>Allottee related draft documents</p> <ol style="list-style-type: none">14. Revised builder buyer agreement and conveyance deed need to be submitted.15. Payment plan needs to be submitted. <p>FOLDER- B Various Plans to be Annexed</p> <ol style="list-style-type: none">16. Approved zoning plan on A1 size sheet (laminated) needs to be submitted. Applied copy of the same needs to be submitted till the final approved is obtained.

		<ol style="list-style-type: none">17. Approved layout plan on A1 size sheet (laminated) needs to be submitted.18. Demarcation plan on A1 size sheet (laminated) needs to be submitted.19. A copy of superimposed demarcation plan on approved layout plan needs to be submitted.20. An undertaking regarding 10% land transferred to the Govt. for community facility needs to be submitted.21. PERT chart of the project needs to be submitted. <p>Finance related documents</p> <ol style="list-style-type: none">22. Non encumbrance certificate not below the rank of tehsildar needs to be submitted.23. Bank Undertaking needs to be revised.24. Promoter affidavit keeping in view of section 4(2)(l)(D) of the Act needs to be submitted.25. Board resolution authorising to operate the bank account needs to be submitted.26. Financial resources of the project need to be corrected.
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Asha
22/8/22
(Asha)
Chartered Accountant

Ar. Neeraj Gautam
22/8/22
(Ar. Neeraj Gautam)
Associate Architectural Executive

Day and Date of hearing	Monday 22.08.2022			
Proceeding recorded by	Sh. Ram Niwas			
REPRESENTED THROUGH				
Sr. no.	Name	Designation	Mobile No.	E-mail
1.				
2.				
PROCEEDINGS OF THE DAY				
Proceedings dated 22.08.2022				
Ms. Geeta Rathee Singh, Sr.L.O. briefed about the facts of the case.				
None is present on the behalf of the promoter. However, an adjournment request has been received. Request is allowed.				
The matter to come up on 12.09.2022.				

V.I. - 3
(Vijay Kumar Goyal)
Member, HARERA, Gurugram

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

Gateway95A
M/s Solutrean Building Technologies Pvt. Ltd.