



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

**Project - Puri Diplomatic Residences
RERA-GRG-1527-2024**

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details		
1.	Name of the project	Puri Diplomatic Residences		
2.	Name of the promoter	M/s Puri Construction Pvt. Ltd.		
3.	Nature of the project	Group Housing		
4.	Location of the project	Sector- 110A & 111, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the license holder	M/s Natureville Promoters Pvt. Ltd. and Others		
7.	Status of project	Ongoing		
8.	Whether registration applied for whole	Phase		
	Phase no.	2		
9.	Online application ID	RERA-GRG-PROJ-1527-2024		
10.	License no.	55 of 2010 dated 25.07.2010	Valid till 24.07.2025	
		87 of 2012 dated 29.08.2012	Valid till 28.08.2025	
		33 of 2013 dated 25.05.2013	Valid till 24.05.2024	
11.	Total licensed area	21.0187 acres	Area to be registered 5.4112 acres	
12.	Projected completion date	31.03.2032		
13.	QPR Compliances (if applicable)	N/A		
14.	4(2)(I)(D) Compliances (if applicable)	N/A		
15.	4(2)(I)(C) Compliances (if applicable)	N/A		
16.	Status of change of bank account	N/A		
17.	Details of proceedings pending against the project	N/A		
18.	RC Conditions Compliances (if applicable)	N/A		
19.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	55 of 2010 dated 25.07.2010 87 of 2012 dated 29.08.2012 33 of 2013 dated 25.05.2013	24.07.2025 28.08.2025 24.05.2024
	ii)	Zoning Plan Approval	DRG. NO. DG,TCP 9362 dated 30.06.2023	-
	iii)	Revised Building plan Approval	ZP-729-VOL-III/AD(VK)/2024/258 dated 02.01.2024	01.01.2029
	iv)	Environmental Clearance	Applied on 16.10.2023	

	v)	Airport clearance height	AAI/RHQ/RN/ATM/NOC/2021/82/3 46-349 dated 23.02.2021 and AAI/RHQ/RN/ATM/NOC/2021/81/1 445-49 dated 22.06.2022	21.02.2029 and 21.06.2030
	vi)	Fire approval scheme	FS/2024/63 dated 13.01.2024.	
	vii)	Revised Service plan and estimate approval	LC-1989 Vol-III/PA(VA)/2024/4071 dated 02.02.2024	
20.	Fee Details			
	Registration Fee		1,07,220.052*5.11*10 = Rs 54,78,945/- 14,457.759 * 1.75 * 10 = Rs 2,53,011/- Total = Rs 57,31,956/-	
	Processing Fee		1,21,677.811 * 10 = Rs 12,16,778/-	
	Late Fee		57,31,956/- * 5.5 = Rs 3,15,25,758/-	
	Total Fee		Rs 3,84,74,492/-	
21.	DD amount		Rs 3,10,27,492/-	
	DD no. and date		528967 dated 25.01.2024 (ICICI Bank)	
	RTGS amount		Rs 12,17,000/- Rs 62,30,000/-	
	RTGS no. and date		UCBAH24002654083 dated 02.01.2024 UCBAH24002653638 dated 02.01.2024	
	Name of the bank issuing		UCO Bank	
	Deficient amount		NIL	
22.	File Status		Date	
	File received on		08.01.2024	
	First notice Sent on		12.01.2024	
	First hearing on		29.01.2024	
	Second hearing on		19.02.2024	
23.	Case History:			
	<p>The Promoter M/s Puri Construction Pvt. Ltd. who is a collaborator has applied for the registration of real estate group housing colony namely "Puri Diplomatic Residences" located at Sector- 110A & 111, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 64304 dated 08.01.2024 and RPIN-698. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1527-2024. The project area for registration is 5.4112 acres.</p> <p>The DTCP has granted three license no. 55 of 2010 (15.457 acres), 87 of 2012 (4.268 acres) and 33 of 2013 (1.29375 acres) for an area admeasuring total 21.0187 acres. The DTCP Haryana has done the phasing. The project has two phases namely Phase A and Phase B. The promoter already obtained the occupation certificate of Phase A vide no. ZP-729/SD(BS)/2016/18072 on 29.08.2016.</p> <p>Now, the promoter has applied for the registration of area admeasuring 5.4112 acres stating as Phase B as approved by DTCP, Haryana which includes the area falling under license no. 55 of 2010 and 87 of 2012. So the land documents are required for that only.</p> <p>The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/698 dated 25.01.2024 was issued to the promoter with an opportunity of being heard on 29.01.2024.</p> <p>On 29.01.2024, No reply has been submitted by the promoter company against the deficiencies conveyed by the authority through deficiency notice dated 25.01.2024. 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.</p>			

	<p>The promoter has submitted a reply on 25.01.2024 and 05.02.2024 which has been scrutinized and the status of the documents is mentioned below:</p>
<p>24.</p>	<p>Present compliance status as on 19.02.2024 of deficient documents conveyed in hearing dated 29.01.2024.</p> <ol style="list-style-type: none"> 1. Deficit Fee –Rs 3,10,27,492/-. Status: Submitted a DD vide no. 528967 dated 25.01.2024 amounting to Rs 3,10,27,492/-. 2. 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 revised. 3. Online DPI needs to be corrected. Status: Submitted but needs to be revised. 4. Environment Clearance needs to be submitted. Status: The promoter submitted a copy of letter dated 23.01.2024 issued by SEIAA, Haryana stating that the proposal was considered by the SEAC, Haryana during 282nd meeting of SEAC held on 08.12.2023 and recommended to SEAA for grant of Environment Clearance. The recommendations of the SEAC could not be considered by SEIAA, due to non-availability of Hon'ble Chairman, SEIAA. 5. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Submitted. Approved vide no. FS/2024/63 dated 13.01.2024. 6. Approved Revised Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Submitted, Approved vide no. LC-1989 Vol-III/PA(VA)/2024/4071 dated 02.02.2024. 7. Mutation duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Submitted. 8. Pert Chart needs to be submitted. Status: Submitted but needs to be revised. 9. Draft Application form needs to be revised. Status: Submitted. 10. Draft Allotment letter needs to be revised. Status: Submitted. 11. Draft BBA needs to be revised. Status: Submitted. 12. Draft Conveyance deed needs to be revised. Status: Submitted. 13. Draft Brochure needs to be revised. Status: Submitted. 14. Re-validated Mining permission needs to be submitted. Status: Applied on 20.12.2023.

		<p>15. KYC of project consultant needs to be submitted. Status: Submitted.</p> <p>16. Cash flow statement needs to be submitted. Status: Submitted.</p> <p>17. Quarterly statement of expenditure needs to be submitted. Status: Submitted.</p> <p>18. ROC statement needs to be submitted. Status: Submitted.</p> <p>19. Project report needs to be revised. Status: Submitted.</p> <p>20. Copy of paid challan of EDC and IDC needs to be submitted. Status: Submitted.</p> <p>21. Affidavit of 10% auto deduct from separate bank account for EDC needs to be submitted. Status: Submitted.</p> <p>22. REP-II needs to be revised. Status: Submitted.</p>
25.	Remarks	<p>1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be revised.</p> <p>3. Environment Clearance needs to be submitted.</p> <p>4. Pert Chart needs to be revised.</p> <p>5. Re-validated Mining permission needs to be submitted.</p>

Recommendations:

The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the corrections in online DPI, corrections in online (A-H) form, Environmental clearance and Re-validated Mining Permission.

It is recommended that the Authority may consider the grant of registration subject to the submission of above.

Ashish Dubey
19/02/24
Ashish Dubey
Accountant

Ashish Kush
19/02/24
Ashish Kush
Planning Executive

Day and Date of hearing	Monday and 19.02.2024
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 19.02.2024

Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Accountant briefed about the facts of the case.

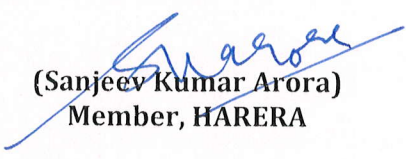
Sh. Mandeep Singh Oberoi and Sh. Himanshu Juneja, AR are present on behalf of the promoter

The AR of the promoter ^{states} that the company has applied for RC in respect of the Phase B approved by DTCP in the Building plans for an area admeasuring 5.41 Acres and earlier this portion of land was also reserved for




future expansion. The OC in respect of Phase-A admeasuring 15.60 acres already stands obtained on 29.08.2016 before commencement of the Act, 2016. The AR further states that all the services and facilities of the Phase B shall be independent of the earlier phase already handed over to the RWA after filing DOD. The environment clearance has already been recommended by the committee and vide letter dated 23.01.2024, the Member-secretary of SEIAA Haryana has conveyed to consider the approval after appointment of chairperson of SEIAA, Haryana. In view of the same, the authority grants four months' time for submission of approved Environment Clearance failing which the penal proceedings including freezing of accounts shall be initiated. The Re-validated Mining permission shall also be submitted before start of excavation/construction.

Approved as proposed.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar)
Chairman, HARERA

