



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 Signature Builders Pvt. Ltd..
Project Name: Orchard Avenue - 3**

PROJECT HEARING BRIEF FOR REGISTRATION U/S 4

S.No	Particulars	Details	
1.	Name of the project	Orchard Avenue - 3	
2.	Name of the promotor	M/s Signature Builders Pvt. Ltd.	
3.	Nature of the project	Affordable Group Housing colony	
4.	Location of the project	Sector-93, Gurugram	
5.	Legal capacity to act as a promoter	License Holder	
6.	Name of the license holder	Signature Builders Pvt. Ltd.	
7.	Name of the Collaborator	N/A	
8.	Whether registration applied for whole	Additional license area of 1.6625 acres	
9.	Status of project	New	
10.	Online Application ID	RERA-GRG-1486-2023	
11.	Date of completion of project as per REP-II/4(2)(l)(c)	31.07.2028	
12.	QPR Compliance (If applicable)	For RC no 11 of 2017 (Submitted - Dec 18 to Sep 23, pending Dec-23) OC obtained on 20.04.2021. For RC no 51 of 2019 (Submitted - Dec 19 to Sep 23, pending - Dec 23) OC obtained on 29.12.2023.	
13.	4(2)(l)(d) Compliance (If applicable)	For RC no 11 of 2017 (Submitted - 2019-20, 2020-21, 2021-22, 2022-23, pending 2018-19) OC obtained on 20.04.2021. For RC no 51 of 2019 (Submitted -2020-21, 2021-22, 2022-23, pending 2019-20) OC obtained on 29.12.2023.	
14.	License no.	162 of 2023 dated 11.08.2023	Valid up to 10.08.2028
15.	Total licensed area	11.6625 acres	Area to be registered 1.6625 acres
16.	Fee Details	Residential 14795.895 x 2.28 x 10 =Rs. 3,37,346/- Commercial 473.929 x 1.78 x 20 =Rs. 16,872/-	

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

		Total = Rs. 3,54,218/-	
	Processing Fee	15269.824 x 10 = Rs. 1,52,698/-	
	Late Fee	N/A	
	Rs. 5,06,916/-	Rs. 5,06,916/-	
	Online amount	1. Rs. 3,53,933 /- 2. Rs. 1,52,698 /- 3. Rs. 285/- Total = Rs. 5,06,916 /-	
	Online transactions	YESBR12024020100012017 dated 01.02.2024. YESIG40320112853 dated 01.02.2024. DBP0367884 dated 21.02.2024.	
	Name of the bank issuing	Yes Bank	
	Deficient amount	NIL	
17.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	162 of 2023 dated 11.08.2023 10.08.2028
	ii)	Zoning Plan Approval	DTCP 9489 dated 14.08.2023
	iii)	Building plan Approval	ZP-1110- II/PA(DK)/2024/3562 dated 31.01.2024 30.01.2029
	iv)	Environmental Clearance	Not provided
	v)	Airport height clearance	PALM/NORTH/B/082923/78 1473 dated 14.09.2023 13.09.2031
	vi)	Fire scheme approval	Not Provided
	vii)	Service plan and estimate approval	Not provided
	viii)	Electricity load availability connection	Not provided
18.	File Status	Date	
	Project received on	02.02.2024	
	First notice sent on	22.02.2024	
	First hearing on	26.02.2024	
19.	Case History: An application regarding registration of affordable group housing colony namely "Orchard Avenue - 3" situated at Sector-93, Gurugram, Haryana being developed by M/s Signature Builders Pvt. Ltd. was submitted on 02.02.2024 under section 4 of Real Estate (Regulation and Development), Act 2016. This application for registration falls under license no. 162 of 2023 dated 11.08.2023 valid up to 10.08.2028 for area admeasuring 1.6625 acres being issued in favour Signature Builders Pvt. Ltd.		

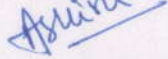
	<p>This license is in addition to the license no 01 of 2016 dated 04.02.2016 valid up to 03.02.2021 for an area admeasuring 5 acres and 51 of 2019 dated 06.03.2019 valid up to 05.03.2024 for an area admeasuring 5 acres thereby making total area of 11.625 acres.</p> <p>The license no 01 of 2016 is registered with the Authority vide RC no 11 of 2017 dated 30.06.2017 valid up to 29.03.2021 (including 6 months of COVID extension. Further, the OC has been obtained by the promoter for RC no 11 of 2017 dated 30.06.2017 vide memo no ZP-1110/AD(RA)/2021/10234 dated 20.04.2021 and license no 51 of 2019 dated 06.03.2019 is registered with the Authority vide RC no 51 of 2019 dated 11.09.2019 valid up to 30.03.2025 (including 6 months of COVID extension). The OC has been obtained by the promoter for RC no 51 of 2019 dated 06.03.2019 vide memo no ZP-1110-II/PA(DK)/2023/43908 dated 29.12.2023.</p> <p>On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/709 dated 22.02.2024 The promoter was directed to remove the deficiencies/ observations and given an opportunity of hearing on 26.02.2024.</p> <p>The promoter has submitted the reply on 22.02.2024 which were scrutinized and the remaining deficiencies are mentioned below.</p>	
<p>20.</p>	<p>Present compliance status as on 26.02.2024 of deficient documents as conveyed in the deficiency notice dated 22.02.2024</p>	<ol style="list-style-type: none"> 1. Deficit fee of Rs. 285/- needs to be submitted. Status- Submitted Rs. 285/- vide RTGS no DBP0367884 dated 21.02.2024. 2. Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded mentioned above need to be submitted in PDF format of size less than 5 mb each. Status - Submitted but needs to be revised. 3. Corrections in online detailed project information need to be done. Status - Submitted but needs to be revised. 4. Copy of 2/3rd consent of existing allottees needs to be submitted. Status - The promoter has submitted the copy of policy issued by ACS, TCP Haryana. 5. Environmental clearance needs to be submitted. Status - Applied on 23.10.2023. 6. Copy of approved fire scheme needs to be submitted. Status - Applied on 15.02.2024. 7. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted. Status - Applied on 15.02.2024. 8. Electrical load needs to be submitted. Status - Not submitted, However, promoter has submitted an affidavit that promoter does not require power requirement of electrical load a

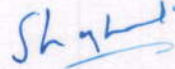
	<p>overconsumption(kv) capacity from its requirement in already registered project namely "Orchard Avenue- 2".</p> <p>9. Non-encumbrance certificate not below the rank of tehsildar & certified on the latest date needs to be submitted. Status - Submitted.</p> <p>10. Akshjra certified on latest dates needs to be submitted. Status - Submitted.</p> <p>11. REP-II needs to be submitted. Status - Submitted.</p> <p>12. Approval NOCs from the various agencies for connecting external services like, storm water drainage, water supply, sewage disposal needs to be submitted. Status - Not submitted, However, promoter has submitted an affidavit that promoter does not require water assurance, sewerage assurance and STP assurance as they had already obtained overconsumption capacity from its requirement in already registered project namely "Orchard Avenue- 2".</p> <p>13. Information to revenue department needs to be submitted. Status - Submitted.</p> <p>14. Latest land title search report needs to be submitted. Status - Submitted.</p> <p>15. Copy of superimposed demarcation plans needs to be submitted. Status - Submitted.</p> <p>16. Draft allotment letter needs to be submitted. Status - Submitted.</p> <p>17. PERT chart needs to be revised. Status - Submitted.</p> <p>18. Draft brochure needs to be submitted. Status - Not submitted.</p> <p>19. Draft BBA needs to be submitted. Status - Submitted.</p> <p>20. Draft conveyance deed needs to be submitted. Status - Submitted.</p> <p>21. Cost of the land needs to be clarified according to the area applied for the registration. Status - Submitted.</p>
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		<p>22. Cost of the project in REP-I needs to be revised. Status - Submitted.</p> <p>23. CA certificate for REP I needs to be submitted. Status - Submitted.</p> <p>24. KYC of all the Directors as well as authorized signatories needs to be submitted. Status - Submitted.</p> <p>25. CA certificate for cost incurred and to be incurred needs to be submitted. Status - Submitted.</p> <p>26. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be provided. Status - Submitted.</p> <p>27. Challan copy of paid IDC, EDC needs to be provided. Status - Submitted.</p> <p>28. CA certificate for Net worth of promoter needs to be provided. Status - Submitted.</p>
21.	Remarks	<p>1. Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded mentioned above need to be submitted in PDF format of size less than 5 mb each.</p> <p>2. Corrections in online detailed project information need to be done.</p> <p>3. Copy of 2/3rd consent of existing allottees needs to be submitted. Status - The promoter has submitted the copy of policy issued by ACS, TCP Haryana wherein the promoter has referred the clause no 3.1.2.(ii) that the existing layout/building plan of the colony is getting amended on account of grant of license for additional area with changes limited to an area not exceeding five percent but not exceed 1 acres, without disturbing the green areas, of the amended combined layout plan to enable proper connectivity and proper planning.</p> <p>4. Environmental clearance needs to be submitted. Status - Applied on 23.10.2023.</p> <p>5. Copy of approved fire scheme needs to be submitted. Status - Applied on 15.02.2024.</p>

	6. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted. Status – Applied on 15.02.2024.
	7. Draft brochure needs to be submitted.

Recommendation - All the required documents for registration under section 4 of the Act, 2016 have been submitted except environmental clearance, approved service plans and estimates, approved fire scheme and draft brochure. The Authority may consider for a grant of registration after submission of the above documents.


Ashish Dubey
Chartered Accountant


Shashank Sharma
Associate Engineer Executive

Day and Date of hearing Monday and 26.02.2024

Proceeding recorded by Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 26.02.2024.

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

Sh. Anurag Srivastava (AR) is present on behalf of promoter.

The AR of the promoter states that requisite BG of Rs. 50 lakhs have been submitted today to DGTC, Haryana for releasing of final approval of service plans and estimates. Regarding Environmental clearance, the same has been approved in the SEIAA meeting dated 21.02.2024 and approval letter will be submitted once obtained from the competent authority. The draft brochure has been submitted today in the registry itself. Further, 2/3rd consent of existing allottees is not required in this project as per the policy dated 24.04.2023 of ACS, TCP Haryana.

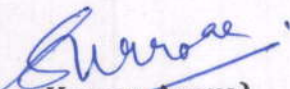
The promoter has applied for registration of 1.6625 acres being added in the existing project due to grant of additional license i.e., 162 of 2023 dated 11.08.2023 in addition to license no 01 of 2016 dated 04.02.2016 and license no 51 of 2019 dated 06.03.2019 by DTCP, Haryana.

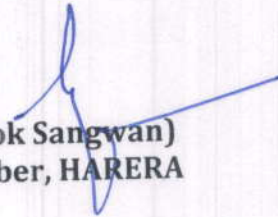
The OC in respect of existing registered part of the projects indicated as Phase-I and Phase-II has been obtained vide memo no ZP-1110/AD(RA)/2021/10234 dated 20.04.2021 and ZP-1110-II/PA(DK)/2023/43908 dated 29.12.2023 respectively which already stand completed and handed over.


There are no changes in the existing project, except the continuation of services in the proposed part i.e., 1.6625 acre and competent authority has approved the above building plans vide memo no. ZP-1110-II/PA(DK)/2024/3562 dated 31.01.2024, after inviting objections/suggestions from the existing allottees and no objections were received as recorded in the above sanction letter of DTCP, Haryana. The overall density, ground coverage and FAR remains within the permissible limits on account of addition in additional area and as approved by Competent Authority.

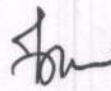
Promoter Name M/s Signature Builders Pvt. Ltd
Project Name Orchard Avenue - 3

Keeping in view of the above, the Authority decided to register the additional land admeasuring 1.6625 acres under Phase -III as a distinct project subject to the submission of Environmental clearance within 4 months and approved service plans and estimates from DTCP within 2 months. DD/bank Guarantee of Rs. 25 lakh shall be submitted by the promoter for the submission of approved fire scheme within 3 months from the date of grant of registration failing which the authority shall initiate legal action including freezing of bank accounts.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar)
Chairman, HARERA

