

**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	24.07.2025





		87 of 2012 dated 29.08.2012 33 of 2013 dated 25.05.2013	28.08.2025 24.05.2024
ii)	<b>Zoning Plan Approval</b>	DRG. NO. DG,TCP 9362 dated 30.06.2023	-
iii)	<b>Revised Building plan Approval</b>	ZP-729-VOL-III/AD(VK)/2024/258 dated 02.01.2024	01.01.2029
iv)	<b>Environmental Clearance</b>	Applied on 16.10.2023	
v)	<b>Airport height clearance</b>	AAI/RHQ/RN/ATM/NOC/2021/82/346-349 dated 23.02.2021 and AAI/RHQ/RN/ATM/NOC/2021/81/1445-49 dated 22.06.2022	21.02.2029 and 21.06.2030
vi)	<b>Fire scheme approval</b>	Applied on 29.11.2023	
vii)	<b>Revised Service plan and estimate approval</b>	Applied on 22.12.2023	
20.	<b>Fee Details</b>		
	<b>Registration Fee</b>	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/-	
	<b>Processing Fee</b>	1,21,677.811 * 10 = Rs 12,16,778/-	
	<b>Late Fee</b>	57,31,956/- * 5.5 = Rs 3,15,25,758/-	
	<b>Total Fee</b>	Rs 3,84,74,492/-	
21.	<b>DD amount</b>	-	
	<b>DD no. and date</b>	-	
	<b>RTGS amount</b>	Rs 12,17,000/- Rs 62,30,000/-	
	<b>RTGS no. and date</b>	UCBAH24002654083 dated 02.01.2024 UCBAH24002653638 dated 02.01.2024	
	<b>Name of the bank issuing</b>	UCO Bank	
	<b>Deficient amount</b>	Rs 3,10,27,492/-	
22.	<b>File Status</b>	<b>Date</b>	
	<b>File received on</b>	08.01.2024	
	<b>First notice Sent on</b>	25.01.2024	
	<b>First hearing on</b>	29.01.2024	
23.	<b>Case History:</b> 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. 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.

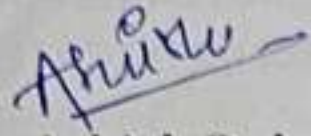
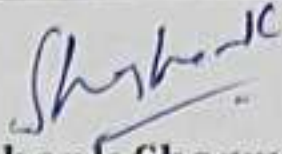
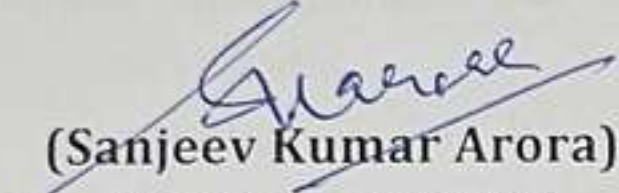
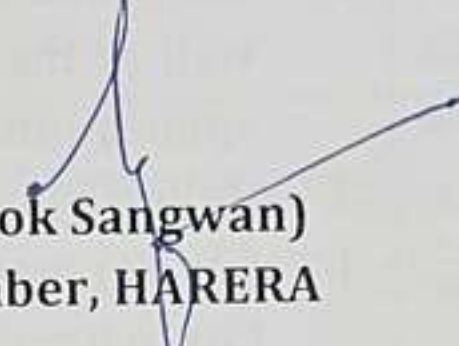


Now, the promoter has applied for the registration of area admeasuring 5.4112 acres stating as Phase B as approved by DTCP, Haryana which includes the area falling under license no. 55 of 2010 and 87 of 2012. So the land documents are required for that only.

The application for registration of group housing colony was scrutinized and 1<sup>st</sup> 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.

The status of the documents is mentioned below:

<p>24. <b>Present compliance status as on 29.01.2024 of deficient documents conveyed through notice dated 25.01.2024.</b></p>	<ol style="list-style-type: none"> <li>1. Deficit Fee -Rs 3,10,27,492/-.</li> <li>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.</li> <li>3. Online DPI needs to be corrected.</li> <li>4. Environmental clearance needs to be submitted.</li> <li>5. Fire scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted.</li> <li>6. Approved revised service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted.</li> <li>7. Mutation duly certified by revenue officer six months prior to date of application needs to be submitted.</li> <li>8. Pert Chart needs to be submitted.</li> <li>9. Draft Application form needs to be revised.</li> <li>10. Draft Allotment letter needs to be revised.</li> <li>11. Draft BBA needs to be revised.</li> <li>12. Draft Conveyance deed needs to be revised.</li> <li>13. Draft Brochure needs to be revised.</li> <li>14. Re-validated Mining permission needs to be submitted.</li> <li>15. KYC of project consultant needs to be submitted.</li> <li>16. Cash flow statement needs to be submitted.</li> <li>17. Quarterly statement of expenditure needs to be submitted.</li> <li>18. ROC statement needs to be submitted.</li> <li>19. Project report needs to be revised.</li> <li>20. Copy of paid challan of EDC and IDC needs to be submitted.</li> <li>21. Affidavit of 10% auto deduct from separate bank account for EDC needs to be submitted.</li> </ol>
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		22. REP-II needs to be revised.
25.	Remarks	No reply submitted by the promoter.
 <b>Ashish Dubey</b> Chartered Accountant		 <b>Shashank Sharma</b> Associate Engineer Executive
Day and Date of hearing		Monday and 29.01.2024
Proceeding recorded by		Ram Niwas
<b>PROCEEDINGS OF THE DAY</b>		
<p>Proceedings dated: 29.01.2024.</p> <p>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>		
 <b>(Sanjeev Kumar Arora)</b> Member, HARERA		 <b>(Ashok Sangwan)</b> Member, HARERA
		 <b>(Vijay Kumar Goyal)</b> Member, HARERA
		 <b>(Arun Kumar)</b> Chairman, HARERA