



New PWD Rest House, Civil Lines, Gurugram, Haryana  
हरियाणा

नया पी. डब्ल्यू. डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम,

Project - ALBAN  
RERA-GRG-1503-2023

**Hearing brief for registration of Project u/s 4**

S.No	Particulars	Details	
1.	Name of the project	Alban	
2.	Name of the promoter	M/s Pyramid Infratech Pvt. Ltd.	
3.	Nature of the project	Group Housing Colony	
4.	Location of the project	Sector- 71, Gurugram	
5.	Legal capacity to act as a promoter	License Holder	
6.	Name of the license holder	M/s Pyramid Infratech Pvt. Ltd.	
7.	Status of project	New	
8.	Whether registration applied for whole	Whole	
	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1503-2023	
10.	License no.	155 of 2023 dated 03.08.2023.	Valid up to 02.08.2028.
11.	Total licensed area	4.525 acres	Area to be registered 4.525 acres
12.	Projected completion date	OC- 31.01.2030.	
		CC- 31.05.2030.	
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
	i)	License Approval	155 of 2023 dated 03.08.2023.
			Validity upto 02.08.2028



	ii)	Zoning Approval	Plan	DRG. NO. DG,TCP 9467 dated 03.08.2023	
	iii)	Building Approval	plan	ZP-1844/JD(RA)/2024/1224 dated 11.01.2024.	10.01.2029
	iv)	Environmental Clearance		Applied on 21.10.2023.	
	v)	Airport clearance	height	PALM/NORTH/B/052323/759158 dated 05.06.2023	04.06.2031
	vi)	Fire approval	scheme	Not Submitted	
	vii)	Service plan and estimate approval		LC-4786/JE(SB)/2024/3700 dated 31.01.2024.	
20.	<b>Fee Details</b>				
	<b>Registration Fee</b>		<b>For TOD Zone</b>		
			90,088.187 * 5.12 * 10 = Rs 46,12,515/-		
			<b>For Intense Zone</b>		
			2576.461 * 2.62 * 10 = Rs 67,503/-		
			<b>Commercial</b>		
			91.384 * 3.5 * 20 = Rs 6397/-		
			<b>Total = Rs 46,86,415/-</b>		
	<b>Processing Fee</b>		92,756.042 * 10 = Rs 9,27,560/-		
	<b>Late Fee</b>		N/A		
	<b>Total Fee</b>		Rs 56,13,975/-		
21.	<b>DD amount</b>		Rs. 6,31,088/- Rs. 21,84,222/- Rs 27,98,665/-		
	<b>DD no. and date</b>		346143 dated 15.12.2023. 346144 dated 15.12.2023. 346173 dated 05.02.2024.		
	<b>Name of the bank issuing</b>		Kotak Mahindra Bank		
	<b>Deficient amount</b>		NIL		
22.	<b>File Status</b>		<b>Date</b>		
	<b>File received on</b>		22.12.2023		
	<b>First notice Sent on</b>		04.01.2024		
	<b>First hearing on</b>		08.01.2024		
	<b>Second hearing on</b>		26.02.2024		
	<b>Third hearing on</b>		11.03.2024		
23.	<b>Case History:</b>				

The Promoter M/s Pyramid Infratech Pvt. Ltd. who is a license holder applied for the registration of real estate group housing colony namely "Alban" located at Sector- 71, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 63691 dated 22.12.2023 and RPIN- 688. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1503-2023. The project area for registration is 4.525 acres as that of the licensed area i.e., 4.525 acres granted under License no - 155 of 2023 dated 03.08.2023 which is valid upto 02.08.2028.

The application for registration of mixed land use colony was scrutinized and 1<sup>st</sup> deficiency notice vide notice no. HARERA/GGM/RPIN/688 dated 04.01.2024 was issued to the promoter with an opportunity of being heard on 08.01.2024.

**On 08.01.2024**, Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. No reply has been submitted by the promoter company against the deficiencies conveyed by the authority through deficiency notice dated 04.01.2024. 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. Further, if no response is received from the promoter within next 4 week's time, in that case the concerned official to put up the matter on file for issuance of show cause notice as to why their application for registration of project may not be rejected following the due procedure under the Act of 2016.

The promoter has submitted a reply on 08.01.2024, 12.01.2024, 15.01.2024, 25.01.2024, 01.02.2024, 06.02.2024 and 12.02.2024 which are scrutinized and the status of the documents are mentioned below:

**On 26.02.2024**, Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case. Sh. Sunil Kumar (AR), Sh. Praveen Kumar Singh (AR) and Sh. Rahul Singh (AR) and Sh. Ajay Pratap Singh (AR) are present on behalf of the promoter. The AR states that the GMDA has granted in principle approval for road access and final approval will be submitted within four weeks. The approval of EC is listed in the agenda for tomorrow i.e. 27.02.2024 and final approval will be submitted within four months. The Fire NOC will be submitted within three months and the promoter shall submit a DD/BG of Rs. 25 lakhs as a guarantee for submission of fire NOC within three months. The 66 KV line passing through the site adversely affect the part of the proposed building and till it's shifting, no construction in its ROW can be raised and hence will be submitting the approval through concerned authority within two weeks. The AR seeks two weeks' time for submission of deficit documents. The matter to come up on 11.03.2024.

The promoter has submitted a reply on 04.03.2024 and 11.03.2024 which was scrutinized and the status of documents is mentioned below.

<p><b>24. Present compliance status as on 11.03.2024 of deficiencies conveyed in last hearing dated 26.02.2024.</b></p>	<ol style="list-style-type: none"> <li>1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Submitted but needs to be corrected.</li> <li>2. Online DPI needs to be corrected. Status: Submitted but needs to be revised.</li> <li>3. Environment Clearance needs to be submitted. Status: Applied on 21.10.2023, receipt attached.</li> <li>4. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 12.01.2024, receipt attached.</li> <li>5. Approval NOC's from various agencies for connecting external services like road needs to be submitted. <b>Status: Submitted. Approved dated 28.02.2024.</b></li> <li>6. Affidavit/ NOC for Powerline Shifting needs to be submitted. <b>Status: Approved vide no. Ch-69/L-85 dated 07.03.2024.</b></li> </ol>
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		7. Mining Permission needs to be submitted. Status: The promoter stated that they will be obtained after grant of Environment Clearance.
25.	Remarks	1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. 2. Online DPI needs to be revised. 3. Environment Clearance needs to be submitted. 4. Fire Scheme approval needs to be submitted. 5. Mining Permission needs to be submitted.

**Recommendation:**

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, Environment Clearance, Fire Scheme approval and Mining permission.

The promoter shall submit two DD/BG amounting to Rs 25 lakhs as a security amount to submit the Environment Clearance and Fire Scheme approval within 3 months from the date of issuance of registration certificate.

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

*On leave*

**Ashish Dubey**  
Chartered Accountant

*Ashish*  
11/3/24

**Ashish Kush**  
Planning Executive

<b>Day and Date of hearing</b>	Monday and 11.03.2024
<b>Proceeding recorded by</b>	Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated: 11.03.2024

Sh. Sunil Kumar (AR), Sh. Praveen Kumar Singh (AR) is present on behalf of the promoter.

Approved as proposed subject to the above.

*Sanjeev*  
(Sanjeev Kumar Arora)  
Member, HARERA

*Ashok*  
(Ashok Sangwan)  
Member, HARERA

*Vijay*  
(Vijay Kumar Goyal)  
Member, HARERA

*Arun*  
(Arun Kumar)  
Chairman, HARERA