



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

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

**Project - Ashiana Amarah Phase 3 & 3A
RERA-GRG-1440-2023**

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details		
1.	Name of the project	Ashiana Amarah Phase 3 & 3A		
2.	Name of the promoter	M/s Ashiana Housing Limited		
3.	Nature of the project	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	M/s Ashiana Housing Limited		
7.	Name of Change of Developer	M/s Ashiana Housing Limited		
8.	Status of project	Ongoing		
9.	Whether registration applied for whole Phase no.	Phase 3		
10.	Online application ID	RERA-GRG-PROJ-1440-2024		
11.	License no.	41 of 2010 dated 07.06.2010	valid up to 06.06.2026	
12.	Total licensed area	22.344 acres	Area to be registered	4.5143 Acres
13.	Projected completion date	OC - 16.10.2028 CC - 15.01.2035		
14.	QPR Compliances (if applicable)	RC no - 65 of 2022 - Submitted. RC no - 29 of 2023 - Submitted.		
15.	4(2)(I)(D) Compliances (if applicable)	Submitted.		
16.	4(2)(I)(C) Compliances (if applicable)	N/A		
17.	Status of change of bank account	N/A		
18.	Details of proceedings pending against the project	N/A		
19.	RC Conditions Compliances (if applicable)	RC no - 65 of 2022 - Service Plan and estimates - Submitted Fire Scheme Approval- Submitted RC no - 29 of 2023 - No conditions		
20.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	41 of 2010 dated 07.06.2010	06.06.2026
	ii)	Zoning Plan Approval	Drg. No. DTCP 8136 dated 31.01.2022	
	iii)	Building Approval plan	ZP-716/SD(DK)/2022/13480 dated 17.05.2022	16.05.2027

	Revised Building plan Approval	ZP-716/PA(DK)/2024/5030 dated 09.02.2024	08.02.2029
iv)	Environmental Clearance	EC21B039HR163364 dated 26.11.2021	25.11.2031
v)	Airport height clearance	Palm/NORTH/B/080521/566395&566399 dated 06.08.2021	-
vi)	Fire scheme approval	FS/2022/197 dated 02.09.2022	01.09.2027
	Revised Fire scheme approval	Not Submitted	
vii)	Service plan and estimate approval	LC-1634/JE(SJ)/2022/31181 dated 13.10.2022	
	Revised Service plan and estimate approval	Not Submitted	
21.	Fee Details		
	Registration Fee	Resi- 30,913.59 * 1.84 * 10 = Rs 5,68,810/- Comm - 191.294 * 1.84 * 20 = Rs 7,040/- Total - 5,75,850/-	
	Processing Fee	31,104.89 * 10 = Rs 3,11,049/-	
	Late Fee	550% of registration fee- 5,75,850/- * 5.5 = Rs 31,67,175/-	
	Total Fee	Rs 40,54,074/-	
22.	DD amount	Rs 8,83,685/- Rs 32,00,000/-	
	DD no. and date	500051 dated 19.12.2023 526665 dated 19.02.2024	
	Name of the bank issuing	ICICI Bank	
	Deficient amount	NIL	
23.	File Status	Date	
	File received on	02.02.2024	
	First notice Sent on	23.02.2024	
	First hearing on	26.02.2024	
	Second hearing on	04.03.2024	
24.	Case History:		
	<p>The Promoter Ashiana Housing Limited who is a license holder applied for the registration of real estate group housing colony namely "Ashiana Amarah Phase 3 & 3A" located at Sector-93, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 65827 dated 02.02.2024 and RPIN-708. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1440-2023. The project area for registration is 4.5143 acres out of the licensed area i.e., 22.344 acres vide License no -41 of 2010 dated 07.06.2010.</p> <p>The total licensed area of the colony is 22.344 acres. The group housing colony is proposed to be developed in six phases. The phasing is done by DTCP, Haryana. The Building plan of the project has been revised vide no. ZP-716/PA(DK)/2024/5030 dated 09.02.2024. The promoter has submitted the 2/3rd consent of the allottees of Phase 1 and Phase 2. The promoter has submitted the consent of 190 out of 214 allottees from Phase 1 and 194 out of 224 from Phase 2.</p> <p>Now, the promoter has applied for the Phase 3 & 3A of the Project. Details of the phases are mentioned below:</p>		
	Phases	Area	Registration No.
			Status
			Details of Towers

Phase 1	4.821 acres	65 of 2022 dated 18.07.2022	Registered	1, 2, 3, 4, EWS-(Phase 1A), Convenient Shop (Phase 1A) -
Phase 2	3.549 acres	29 of 2023 dated 02.02.2023	Registered	5, 6, 7, 8
Phase 3	4.514 acres	To be developed in future	To be applied	9, 10, 11, 12, Part Convenient Shop (Phase 3A), Part EWS (Phase 3A)
Phase 4	4.349 acres	To be developed in future	To be applied	13, 14, 15, 16 & 17
Phase 5	2.906 acres	To be developed in future	To be applied	18, 19, 20 & 21
Phase 6	0.739 acres	To be developed in future	To be applied	Nursery School and Primary School

The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/708 dated 23.02.2024 was issued to the promoter with an opportunity of being heard on 26.02.2024.

On 26.02.2024, Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case. Sh. Abhijit Joshi (AR), Ms. Preeti Bhandari (AR) and Sh. Hardesh Bedi (AR) are present on behalf of the promoter. The AR of the promoter states that the requisite deficiencies have been rectified and detailed reply along with documents submitted on 26.02.2024 and are to be scrutinized by the office. The promoter further clarifies that the project is being developed in separate and distinct phases and OC in respect of phase-III applied for registration shall be obtained before 16.10.2028 and CC after developing all six phases shall be obtained up to 15.01.2035 as DTCP does not grant part CC for integrated multi storied complexes. The matter to come up on 04.03.2024.

The promoter has submitted a reply on 26.02.2024 which was scrutinized and the status of the documents is mentioned below.

25.	Present compliance status as on 04.03.2024 of deficient documents conveyed in last hearing dated 26.02.2024.	<ol style="list-style-type: none"> 1. Deficit Fee- Rs. 31,70,389/- Status: The promoter has submitted a DD vide no. 526665 dated 19.02.2024 amounting to Rs 32,00,000/-. 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. Revised Fire scheme approval needs to be submitted. Status: Not Submitted. 5. Revised Service plan and Estimates needs to be submitted. Status: Not Submitted. 6. Mutation duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Submitted. 7. Draft Allotment letter needs to be revised. Status: Submitted. 8. Draft BBA needs to be revised. Status: Submitted. 9. Draft Brochure needs to be revised.
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		<p>Status: Submitted.</p> <p>10. Mining permission needs to be submitted. Status: The promoter stated that there is no basement in this phase. Hence, the mining permission is not required.</p> <p>11. Copy of TAN needs to be submitted. Status: Submitted.</p> <p>12. Copy of updated GST Certificate needs to be submitted. Status: Submitted.</p> <p>13. KYC of Directors (address proof) needs to be updated/clarified. Status: Submitted.</p> <p>14. Form CHG-1 needs to be submitted. Status: Submitted.</p> <p>15. Cost of the land needs to be clarified according to the area applied for the registration. Status: Submitted.</p> <p>16. Supporting documents for land cost needs to be submitted. Status: Submitted.</p> <p>17. Financial resources mentioned in DPI needs to be revised. Status: Submitted.</p> <p>18. Details of Financial Assistance & other sources needs to be submitted. Status: Submitted.</p> <p>19. Cost of the project in REP-I needs to be revised. Status: Submitted.</p> <p>20. CA certificate for net worth needs to be submitted. Status: Submitted.</p> <p>21. REP-II needs to be revised (OC date not mentioned). Status: Submitted.</p> <p>22. Project report needs to be revised. (Costing details mismatched with DPI). Status: Submitted.</p> <p>23. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted. Status: Submitted.</p> <p>24. Challan copy of paid IDC, EDC needs to be submitted. Status: Submitted.</p> <p>25. CA certificate for cost incurred & to be incurred needs to be revised (mismatched with DPI). Status: Submitted.</p> <p>26. Statement needs to be provided for quarterly expenditure/Net cash flow statement/Quarterly source of funds. Status: Submitted.</p> <p>27. Board resolution needs to be updated for specifying same to be 70% collection account as per RERA rules. Status: Submitted.</p>
26.	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. Revised Fire scheme approval needs to be submitted.</p> <p>4. Revised Service plan and Estimates needs to be submitted.</p> <p>5. Mining permission needs to be submitted.</p>

Status: The promoter stated that there is no basement in this phase. Hence, the mining permission is not required.

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, Revised Fire scheme approval and Revised Service plan and estimates.

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 04/03/24
Ashish Kush
Planning Executive

Day and Date of hearing Monday and 04.03.2024

Proceeding recorded by Ram Niwas

PROCEEDINGS OF THE DAY

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

Sh. Abhijit Joshi (AR), Ms. Preeti Bhandari (AR) and Sh. Jatin (Legal Executive) are present on behalf of the promoter.

The promoter has submitted two BG vide no. 0037NDDG00065324 dated 23.02.2024 and 0037NDDG00065424 dated 23.02.2024 amounting to Rs. 25 lakh each as a security amount for submission of revised approval of service plans and estimates and revised fire scheme approval within three months as the requisite changes (minor in nature) have made with the prior consent of more than 2/3rd allottees. The approval of service plan & estimates and Fire Scheme already stands obtained in respect of earlier plans and revisions have been necessitated due to minor changes in structure & design as per table placed in file.

The AR of the promoter states that a public notice to this effect is published in 5 prominent newspapers on 09.12.2023 and confirmed by DTCP vide letter no. ZP-716-/PA(DK)/2024/5030 dated 09.02.2024 that there was no objection received regarding the same. Further, the application is made 3 months back only. Hence, the Authority may exempt from re-publication of notice. Further, it is noted that DTCP has approved the above plans in pursuance to policy after submission of required documents.

In view of above, the Authority decides in-principally to grant registration subject to issuance of one week public notice in two newspapers (1 English and 1 Hindi) to inform about approval of above revised plan and invite objections towards the consent submitted by the promoter, if any. If no objection is received within a week, the registration certificate shall be issued as proposed above.

Sanjeev
(Sanjeev Kumar Arora)
Member, HARERA

Ashok
(Ashok Sangwan)
Member, HARERA

Vijay
(Vijay Kumar Goyal)
Member, HARERA

Arun
(Arun Kumar)
Chairman, HARERA

