

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

S.No.	Particulars	Details	
1.	Name of the project	BPTP The Amaario	
2.	Name of the promoter	Countrywide Promoters Pvt. Ltd.	
3.	Nature of the project	Group Housing	
4.	Location of the project	Sector- 37 D, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of License Holder	Superbelts Pvt. Ltd., Visual Builders Pvt. Ltd. and Others	
7.	Name of Collaborator	M/s Countrywide Promoters Pvt. Ltd.	
8.	Status of project	Ongoing	
9.	Whether registration applied for whole	NO	
10.	Phase no.	2	
11.	Online application ID	RERA-GRG-PROJ-1470-2023	
12.	License no.	83 of 2008 dated 05.04.2008. 94 of 2011 dated 24.10.2011.	Valid upto 04.04.2025. Valid upto 23.10.2024.
13.	Total licensed area	43.5580 acres	<b>Area to be registered</b> 4.76 acres
14.	Projected completion date	OC - 31.09.2031 CC - 30.09.2032	
15.	QPR Compliances (if applicable)	RC 299 of 2017 - Submitted - Up to Dec 23. RC 300 of 2017 - Submitted - Up to Dec 23. RC 361 of 2017 - Submitted - Up to Dec 23. RC 07 of 2018 - Submitted - Up to Dec 23.	
16.	4(2)(I)(D) Compliances (if applicable)	RC 299 of 2017 - Submitted. RC 300 of 2017 - Submitted. RC 361 of 2017 - Submitted. RC 07 of 2018 - Submitted.	
17.	4(2)(I)(C) Compliances (if applicable)	RC 300 of 2017 - Expired on 12.04.2021. (Show Cause notice issued) RC 361 of 2017 - Expired on 31.05.2018. (Show Cause notice issued) RC 07 of 2018 - Expired on 31.08.2019. (Show Cause notice issued)	
18.	Status of change of bank account	N/A	
19.	Details of proceedings pending against the project	RC 299 of 2017 - RERA-GRG-3487-2022 for QPR RERA-GRG-3860-2022 for 4(2)(I)(C) RERA-GRG-5160-2022 for 4(2)(I)(D) <b>RC 300 of 2017 -</b> RERA-GRG-3745-2022 for 4(2)(I)(C) RERA-GRG-5158-2022 for 4(2)(I)(D) RERA-GRG-3488-2022 for QPR <b>RC 361 of 2017 -</b> RERA-GRG-3529-2022 for QPR RERA-GRG-5079-2022 for 4(2)(I)(D)	





		RERA-GRG-3812-2022 for 4(2)(I)(C) <b>RC 07 of 2018 -</b> RERA-GRG-3905-2022 for 4(2)(I)(C) RERA-GRG-3526-2022 for QPR RERA-GRG-3162-2022 for 4(2)(I)(D)		
20.	<b>RC Compliances applicable)</b> <b>Conditions (if applicable)</b>	<b>RC 299 of 2017 - N/A</b> <b>RC 300 of 2017 - N/A</b> <b>RC 361 of 2017 - N/A</b> <b>RC 07 of 2018 - N/A</b>		
21.	<b>Statutory approvals either applied for or obtained prior to registration</b>			
	<b>S.No</b>	<b>Particulars</b>	<b>Date of approval</b>	<b>Validity up to</b>
	i)	<b>License Approval</b>	83 of 2008 dated 05.04.2008. 94 of 2011 dated 24.10.2011.	04.04.2025. 23.10.2024.
	ii)	<b>Zoning Plan Approval</b>	ZP-437/JD(BS) /2012/7884 dated 09.05.2012	
	iii)	<b>Building plan Approval</b>	ZP-437/JD(BS) /2012/18868 dated 21.09.2012	
		<b>Revised Building plan approval</b>	ZP-437-Vol.II/JD(RA)/2024/10823 dated 27.03.2024	26.03.2029
	iv)	<b>Environmental Clearance</b>	SEIAA/HR/2013/954 dated 15.10.2013	14.10.2024
		<b>Revised Environmental Clearance</b>	Applied	
	v)	<b>Airport height clearance</b>	PALM/NORTH/B/102517/252893 dated 25.10.2017	
	vi)	<b>Fire scheme approval</b>	FS/2024/460 dated 02.04.2024.	
	vii)	<b>Service plan and estimate approval</b>	DS(R)/LC-1674 /2013/56525 dated 07.11.2013.	
		<b>Revised Service plan and estimate approval</b>	Not Submitted	
22.	<b>Fee Details</b>			
	<b>Registration Fee</b>	58,649.578 * 1.90 * 10 = Rs 11,14,342/-		
	<b>Processing Fee</b>	58,649.578 * 10 = Rs 5,86,496/-		
	<b>Late Fee</b>	500 % of registration fee 11,14,342* 5 = Rs 17,00,838/-		
	<b>Total Fee</b>	Rs 72,72,548/-		
23.	<b>DD amount</b>	Rs 8,26,080/- Rs 4,72,046/- Rs. 41,30,400/- Rs 18,44,022/-		
	<b>DD no. and date</b>	143433 dated 17.10.2023. 143434 dated 17.10.2023.		





		054475 dated 20.03.2024. 392463 dated 30.03.2024.
	<b>Name of the bank issuing</b>	IndusInd Bank
	<b>Deficient amount</b>	NIL
<b>24.</b>	<b>File Status</b>	<b>Date</b>
	<b>File received on</b>	23.10.2023
	<b>Deficiency conveyed on</b>	16.11.2023
	<b>First hearing on</b>	20.11.2023
	<b>Second hearing on</b>	05.02.2024
	<b>Third hearing on</b>	07.02.2024
	<b>Fourth hearing on</b>	11.03.2024
	<b>Fifth hearing on</b>	01.04.2024
	<b>Sixth hearing on</b>	22.04.2024
	<b>Seventh hearing on</b>	29.04.2024

**21. Case History:**  
The total licensed area of the colony is 43.5580 acres. The group housing colony is proposed to be developed in phases. Details of the phases are mentioned below:

Phases	Area	Registration No.	RC Status	Status	Details of Towers
Part of Phase 1	0.12 acres	361 of 2017 dated 17.11.2017 valid upto 31.05.2018		OC Received on 09.10.2018.	Convenient Shopping
Part of Phase 1	10.22 acres	300 of 2017 dated 13.10.2017 valid upto 12.04.2021		T 08, 09 and 11 - 30.07.2020 T 10, 12 and 13- 15.01.2021	T 8 to T 13
Part of Phase 1	7.1 acres	07 of 2018 dated 03.01.2018 valid upto 31.08.2019		T 16, 17 and 19- 09.10.2018 T 14,15 and 18 20.09.2019	T 14 to T 19
Part of Phase 1	10.23 acres	299 of 2017 dated 13.10.2017 valid upto 11.04.2024		T 20, 21, 24 and 25 - 24.08.2022.	T 20 to T 25
Part of Phase 1	11.128 acres	Not Registered -(OC was applied before the implementation of RERA Act, 2016).	Not registered	T 1, 5, 6 and 7 - 10.07.2017 T 2, 3 and 4 - 07.08.2017	T 1 to T 7



<b>Phase 2</b>	4.76 acres	Applied	Applied	Applied	T 27 to T 33
<b>Total Area</b>	<b>43.558 acres</b>				

The Promoter i.e., M/s Countrywide Promoters Pvt. Ltd. who is a collaborator has applied for the registration of real estate group housing colony namely "37D Group Housing Phase V" located at Sector- 37 D, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 60680 dated 23.10.2023 and RPIN- 661. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1470-2023. The project area for registration is 4.76 acres out of the 43.5580 acres. The licensed area i.e., 43.5580 acres vide License no -83 of 2008 dated 05.04.2008 and License no. - 94 of 2011 dated 24.10.2011.

The promoter has got the phasing approved vide no. ZP-437-A/PA(DK)/2023/35251 dated 19.10.2023.

Details of the phasing as per DTCP is mentioned below:

S.no	Description of Phases	Area	Towers	Status of RERA
1.	Existing (Phase 1)	23.162 acres	Tower T1, T5, T6, T7 & EWS (part)	<b>Not Registered-</b> (OC was applied before RERA)
			Tower T2, T3, T4 & EWS	
			Tower T16, T17, T19, EWS, Convenient Shopping, Basement and Podium	RC no. 07 of 2018 dated 08.01.2018 and RC no. 361 of 2017 dated 17.11.2017 for convenient Shopping.
			Tower T14, T15, T18 & EWS Block	
			Tower T8, T9, T11 & EWS Block- A & B	RC no. 300 of 2017 dated 13.10.2017
			Tower T10, T12, T13 & EWS Block- B	
			Tower T20, T21, T24 & T25 including Podium and EWS Block	RC no. 299 of 2017 dated 13.10.2017
Tower T-22 & T-23				
2.	Phase 2	4.76 acres	Tower T-27 to T-33	Applied for registration
3.	Independent (Phase 3)	15.127 acres	Primary School	
			High School	
			Community Center	
			Dispensary, Nursery School (2 Nos), Primary School, Religious Building & Creche	

In view of the same separate approval for phasing from DTCP has not been sought from the promoter. The Authority is already considering the balance area left out for registration at the time of registration of first application for registration with Interim RERA.

Also, the promoter has submitted that there is no sold unit in the applied area for registration as per DPI submitted. Therefore, affidavit regarding no sale advertisement has been sought from the promoter.





The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/661 dated 16.11.2023 was issued to the promoter with an opportunity of being heard on 20.11.2023.

**On 20.11.2023**, None is present on the behalf of the promoter. 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 till 16.11.2023 against the deficiencies conveyed by the authority through notice dated 16.11.2023. 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.

As per the proceedings dated 20.11.2023, a show cause notice as to why their application for registration of project may not be rejected vide no. HARERA/GGM/RPIN/661/Show Cause dated 02.01.2024 has been sent to the promoter and the hearing is fixed for 05.02.2024.

**On 05.02.2024**, the matter is adjourned to 07.02.2024.

**On 07.02.2024**, Sh. Ashish Kush, Planning Executive briefed about the facts of the case. Sh. Rahul Sharma (Manager Compliances) is present on behalf of the promoter. The AR of the promoter seeks one month's time to comply with the deficiencies. The matter to come up on 11.03.2024.

The promoter has submitted a reply on 01.02.2024 which was scrutinized and the deficiencies were conveyed to the promoter.

**On 11.03.2024**, Sh. Ashish Kush, Planning Executive briefed about the facts of the case. Sh. Rahul Sharma (AR) is present on behalf of the promoter. The AR seeks three weeks' time for submission of deficit fees, the bank undertaking and approved building plans. The QPRs and annual audited statement in respect of the part of the colony separately registered shall also be submitted. The project report is also not submitted which shall also be submitted at least one week before the next date of hearing failing which the application is liable to be rejected/returned. The matter to come up on 01.04.2024.

The promoter has submitted a reply on 07.03.2024, 22.03.2024, 28.03.2024 which was scrutinized, and the remaining deficiencies were conveyed to the promoter.

**The promoter is also requesting for change in name of the project from "37D Group Housing Phase V" to "BPTP The Amaario". The fee is recalculated as the building plans are revised ZP-437-Vol.II/JD(RA)/2024/10823 dated 27.03.2024.**

**On 01.04.2024**, Sh. Shashank Sharma, Engineer Executive briefed about the facts of the project. Sh. Rahul Sharma (AR) is present on behalf of the promoter. The AR states that 2/3<sup>rd</sup> consent of the existing allottees is not required in view of approval of phasing plan by DTCP and no sale/booking in respect of Phase-II applied for registration has been made and the case is covered under the policy circulated vide memo no. Misc-862/2023/7/1/2023-2TCP/11689-91 dated 24.04.2023. The same be examined on file. Meanwhile, a public notice in two prominent newspapers shall be published by



the promoter in view of approval of revised building plans and for objections, if any from the allottees of existing licensed/registered project. The matter to come up on 22.04.2024.

The promoter has submitted a reply on 01.04.2024 and 15.04.2024 which was scrutinized and noticed that the promoter has updated the project name from "37D Group Housing Phase V" to "BPTP The Amaario".

**On 22.04.2024**, Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project. Sh. Rahul Sharma (AR) is present on behalf of the promoter. The AR of the promoter states that notice dated 05.04.2024 has been published in the prominent newspapers regarding non creation of 3<sup>rd</sup> party rights in the area to be registered and inviting objections upto 19.04.2024. Office to check and confirm whether any objections have been received in this regard. The AR also submits that request for changing name of the project from "37D Group Housing Phase V" to "BPTP The Amaario" has been submitted which may be considered.

Landowners also be called on the next date of hearing.

The matter to come up on 29.04.2024.

The status of the documents is mentioned below:

<p>22. <b>Present compliance status as on 29.04.2024 of the deficiencies conveyed in last hearing dated 22.04.2024.</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 revised.</li> <li>2. Online DPI needs to be corrected. Status: Not Submitted.</li> <li>3. Copy of 2/3<sup>rd</sup> consents of existing allottees needs to be submitted. Status - Public notice has been published in three newspapers on 05.04.2024 in 1 Hindi (Dainik Bhaskar) and 2 English (The Tribune and Hindustan Times) for inviting objections in project namely "BPTP the Amaario" till 19.04.2024.</li> <li>4. Revised Environmental clearance needs to be submitted. <b>Status: The promoter has submitted a DD vide no 054477 dated 20.03.2024 amounting to Rs. 25 lakhs as a security amount to submit the approval within six months from the date of issuance of registration certificate.</b></li> <li>5. Revised fire scheme needs to be submitted. <b>Status: The promoter has submitted a DD vide no 054476 dated 20.03.2024 amounting to Rs. 25 lakhs as a security amount to submit the approval within three months from the date of issuance of registration certificate. However, submitted the approval, approved vide no. FS/2024/460 dated 02.04.2024.</b></li> <li>6. Revised service plans and estimates needs to be submitted. <b>Status: The promoter has submitted a DD vide no 054478 dated 20.03.2024 amounting to Rs. 25 lakhs as a security</b></li> </ol>
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		<p><b>amount to submit the approval within three months from the date of issuance of registration certificate.</b></p> <p>7. Mining permission needs to be submitted. Status: Not Submitted.</p>
	<p><b>Remarks</b></p>	<p>1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. Copy of 2/3<sup>rd</sup> consents of existing allottees needs to be submitted. Status: Public notice has been published in three newspapers 1 Hindi (Dainik Bhaskar) and 2 English (The Tribune and Hindustan Times) for inviting objections in project namely "BPTP the Amaario" till 19.04.2024.</p> <p>4. Revised Environmental clearance needs to be submitted. <b>Status: The promoter has submitted a DD vide no 054478 dated 20.03.2024 amounting to Rs. 25 lakhs as a security amount to submit the approval within six months from the date of issuance of registration certificate.</b></p> <p>5. Revised fire scheme needs to be submitted. <b>Status: The promoter has submitted a DD vide no 054476 dated 20.03.2024 amounting to Rs. 25 lakhs as a security amount to submit the approval within three months from the date of issuance of registration certificate. However, submitted the approval, approved vide no. FS/2024/460 dated 02.04.2024.</b></p> <p>6. Revised service plans and estimates needs to be submitted. <b>Status: The promoter has submitted a DD vide no 054478 dated 20.03.2024 amounting to Rs. 25 lakhs as a security amount to submit the approval within three months from the date of issuance of registration certificate.</b></p> <p>7. 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, Environment Clearance, Approved service plan & estimates and Mining Permission.

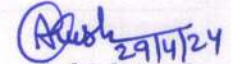
The promoter has submitted two DD amounting to Rs 25 lakhs as a security amount to submit the Environment Clearance and Revised Service plan and estimates within 4 months from the date of issuance of registration certificate.



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

  
Suruchi Pandey

Chartered Accountant

  
Ashish Kush

Planning Executive

Day and Date of hearing	Monday and 29.04.2024
Proceeding recorded by	Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated: 29.04.2024.


Sh. Ashish Kush, Planning Executive and Ms. Suruchi Pandey, Chartered Accountant briefed about the facts of the project.

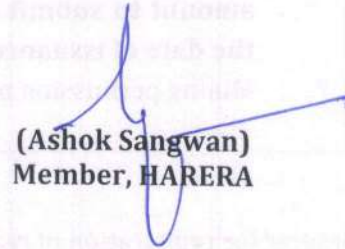
Sh. Rahul Sharma (AR), Sh. Deepak Vashista (Project Head) and Sh. Karan Singh (Land Owing Company) are present on behalf of the promoter.

The AR along with the Architect of the project states that the project applied for registration is a separate phase duly approved by DTCP and all the services and amenities of this phase are distinctly provided within the area under this phase only and there is no change in the green area of the earlier approved/registered area for which OC has already been obtained and possession has also been handed over. The late fee of Rs 17,00,838/- for late filing of application for registration of this pocket has been deposited by the promoter and no objection in reference to the public notice dated 05.04.2024 regarding non-creation of 3<sup>rd</sup> party rights in the area applied for registration has been received. The promoter has also submitted three DD of Rs 25 lakhs each as a security amount for submission of approved SPE and Fire Scheme approval within 3 Months and EC within 6 months from the grant of registration.


Since, the approval of Fire Scheme has already been submitted to the Authority, therefore, the DD of Rs. 25 lakhs deposited in lieu of the fire scheme approval may be returned.

In view of the same the Authority decides to grant the registration without prejudice to the rights of the allottee under section 14 if any aggrieved.

  
(Sanjeev Kumar Arora)  
Member, HARERA

  
(Ashok Sangwan)  
Member, HARERA

  
(Vijay Kumar Goyal)  
Member, HARERA

  
(Arun Kumar)  
Chairman, HARERA