

PROJECT HEARING BRIEF FOR REGISTRATION U/S 4

S.No.	Particulars	Details
1.	Name of the project	Aster Avenue 36
2.	Name of the promotor	M/s 4s Developers Pvt. Ltd.
3.	Nature of the project	Affordable Group Housing colony.
4.	Location of the project	Sector-36, Sohna, Gurugram.
5.	Legal capacity to act as a promoter	Collaborator.
6.	Name of the license holder	Sh. Ashutosh Verma S/o Baleshwar Mahesh Kumar S/o Hari Chand 4s Developers Pvt. Ltd
7.	Name of the Collaborator	4s Developers Pvt. Ltd
8.	Status of project	New
9.	Online Application ID	RERA-GRG-1619-2024
10.	File Status	Date
	Project received on	13.05.2024
	1 st Hearing on	03.06.2024
	2 nd Hearing on	24.06.2024
11.	Case History: The promoter i.e. M/s 4s Developers Pvt. Ltd. has applied (online and manual) on dated 13.05.2024 for registration of their affordable group housing colony namely "Aster Avenue 36" under section 4 of the Act of 2016. After scrutiny of the file, it was found that the approval of building plans (BR-III) is not available in the file submitted by the promoter. Further, the promoter has submitted the two DD's amounting Rs 5,30,000/- and Rs 2,50,000/- via DD no 500220, 500221 dated 02.05.2024 each along with the file. Therefore, in the absence of approved BR-III, the registration fee and processing fee cannot be calculated and the subsequent approval like Fire scheme, Service plan & estimates etc. can also not even be applied. So, accordingly file was put up with a proposal that the application of the promoter may be returned with the direction to submit the file after obtaining the building plans. On 03.06.2024, Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project. The AR of the promoter states that the building plan has been approved by DTCP and copy of the same will be submitted by tomorrow in the Authority which be	



HARERA
GURUGRAM

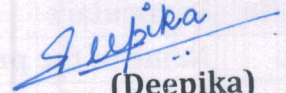
Promoter Name
Project Name

M/s 4s Developers Pvt. Ltd.
Aster Avenue 36

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examined by office and deficiencies, if any, be conveyed. The matter to come up on 24.06.2024.

As on date, the promoter has not submitted the approval of building plans (BR-III). Accordingly, the file was put up with a proposal that the application of the promoter, along with the fee, may be returned with the direction to submit a fresh file after obtaining building plans approval from the competent Authority.

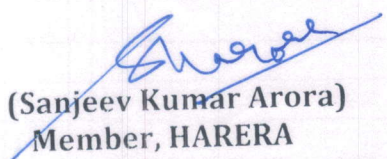

(Deepika)
Planning Executive

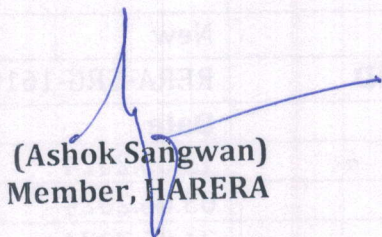
Day and Date of hearing Monday and 24.06.2024

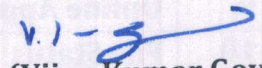
Proceeding recorded by Sh. Ram Niwas

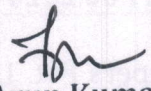
PROCEEDINGS OF THE DAY

Ms. Deepika, Planning Executive briefed about the facts of the project. Sh. Charan Dass (AR) is present on behalf of the promoter and states that approval of building plans is still under consideration of DTCP. No more opportunity for submission of building plan can be given and hence the file along with the fee be returned to the applicant promoter.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar)
Chairman, HARERA