



New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Temp ID- RERA-GRG-1723-2024  
Smartworld Sky Arc

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

S.No	Particulars	Details	
1.	Name of the project	Smartworld Sky Arc	
2.	Name of the promoter	M/s Riverday Infrastructure Pvt Ltd	
3.	Nature of the project	Mix Land Use Colony	
4.	Location of the project	Sector- 69, Gurugram	
5.	Legal capacity to act as a promoter	Change of Developer	
6.	Name of the license holder	M/s Modgen Developers Pvt Ltd	
7.	Status of project	New	
8.	Whether registration applied for whole	No. there are 5 Phases	
	Phase no. applied	1	
	Nature of phase	Mix Land Use Colony	
9.	Online application ID	RERA-GRG-PROJ-1723-2024	
10.	License no.	90 of 2024 dated 18.07.2024	Valid till 17.07.2029
11.	Total licensed area	11.66875 acres	Area to be registered 6.97635 acres
12.	Projected completion date	OC - 31.05.2032 CC - 31.12.2032	
13.	QPR Compliances	N/A as new project	
14.	4(2)(I)(D) Compliances	N/A as new project	
15.	4(2)(I)(C) Compliances	N/A as new project	
16.	Status of change of bank account	N/A as new project	
17.	Details of proceedings pending against the project	N/A as new project	
18.	RC Conditions Compliances	N/A as new project	
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity upto
	i)	License Approval	90 of 2024 dated 18.07.2024 17.07.2029
	ii)	Zoning Plan Approval	DRG. NO. DTCP 10372 dated 18.07.2024 -
	iii)	Building plan Approval	Memo no. ZP-2017/PA(DK)/2024/29698 dated 19.09.2024 18.09.2029
	iv)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2023/179/650-53 dated 14.03.2023 13.03.2031
	v)	Environmental Clearance	Not submitted
	vi)	Fire scheme approval	Not submitted
	vii)	Service plan and estimate approval	Not submitted
<b>Fee Details</b>			

Email : hareragurugram@gmail.com, reragurugram@gmail.com, Website : www.harera.in  
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016  
Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण  
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16





20.	Registration Fee	Resi. - 158034.13 * 3.62 * 10 = Rs 57,20,836/- Comm. - 685.74 * 3.62 * 20 = Rs 49,648/- Total = Rs 57,70,484/-
	Processing Fee	158719.87 * 10 = Rs 15,87,199/-
	Late Fee	N/A
	Total Fee	Rs 73,57,683/-
21.	RTGS/DD amount	Rs 4,00,000/- Rs 1,00,000/- Rs 14,79,800/- Rs 53,18,700/-
	RTGS/DD no. and date	506888 dated 30.08.2024 506889 dated 30.08.2024 510064 dated 20.09.2024 510063 dated 20.09.2024
	Name of the bank issuing	ICICI Bank
	Deficient amount	Rs 59,183/-
	22.	File Status
	File received on	30.08.2024
	Additional documents submitted on	20.09.2024
	First notice sent on	27.09.2024
	First hearing on	30.09.2024
23.	<b>Case History:</b> The Promoter M/s Riverday Infrastructure Pvt Ltd who is a Change of Developer applied for the registration of real estate project Phase 1 of Mix land use colony namely "Smartworld Sky Arc" located at Sector-69, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 78208 dated 30.08.2024 and RPIN-786. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1723-2024. The project area for registration is 6.97635 acres out of total licensed area 11.66875 acres vide license no. 90 of 2024 dated 18.07.2024. <b>The promoter had obtained the license no. 90 of 2024 dated 18.07.2024 after migration of part area 11.5 acres from total area 14.6875 acres of license no. 29 of 2009 dated 24.06.2009 and some fresh land measuring 0.16875 acres. Further the promoter had obtained the phasing plan approval from DTCP vide Memo no. ZP-2017/PA(DK)/2024/29668 dated 19.09.2024. The total licensed area has been divided into five phases and herein the promoter has applied for phase-1.</b> The application for registration of the project was scrutinized and earlier it was found that that the approval of building plans (BR-III) was not available in the file submitted by the promoter & accordingly file was put up before the authority with a proposal that the application submitted by the promoter along with DDs may be returned with the direction to submit the file after obtaining the approval of building plans. The proposal was approved by the authority to be conveyed during the first hearing scheduled on 30.09.2024. But later on the promoter has submitted the approved building plans (BR-III) along with other documents on 20.09.2024 received in this branch on 24.09.2024. Accordingly, the file has been scrutinized and there were deficiencies in the application which have been mentioned in EO, CA scrutiny. Hence, instead of returning the file as the building plans have already been submitted, the promoter may be issued 1 <sup>st</sup> deficiency notice with the opportunity of hearing.	





	The status of the documents is mentioned below.	
24.	<b>Present compliance status as on 30.09.2024 of deficit documents in the application</b>	<ol style="list-style-type: none"> <li>1. Deficit Fee- Rs 59,183/- needs to be submitted.</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. Status of registration and development of project under license no. 29 of 2009, part area of which stand migrated to license no. 90 of 2024 applied herein for registration needs to be submitted.</li> <li>5. Environmental Clearance needs to be submitted.</li> <li>6. Fire scheme approval needs to be submitted.</li> <li>7. Approved service plan and estimates needs to be submitted.</li> <li>8. Collaboration agreement needs to be clarified regarding the revenue sharing between the land owner and the developer.</li> <li>9. Mining permission needs to be submitted.</li> <li>10. Road access permission needs to be submitted.</li> <li>11. EDC and IDC needs to be mentioned as per area applied for registration.</li> </ol>
25.	<b>Remarks</b>	No deficiency notice issued.

  
**Asha**

**Chartered Accountant**



**Sumeet**  
**Engineering Officer**

**Day and Date of hearing**

Monday and 30.09.2024

**Proceeding recorded by**

Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated: 30.09.2024

Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the case.

Sh. Abhijeet Singh (AR) and Sh. Manik Sharma (AR) are present on behalf of the promoter.

The promoter has obtained the approval of building plans on 20.09.2024 and accordingly the application of the promoter has been scrutinized and the deficiencies in the application file are conveyed to the promoter today itself. The promoter is directed to submit the reply to the same.

The matter to come up on 07.10.2024.

*On leave*  
**(Ashok Sangwan)**  
**Member, HARERA**

*V.I - 3*  
**(Vijay Kumar Goyal)**  
**Member, HARERA**

  
**(Arun Kumar)**  
**Chairman, HARERA**

