



**HARERA**  
GURUGRAM

**HARYANA REAL ESTATE REGULATORY AUTHORITY  
GURUGRAM**

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

**Promoter Name: M/s Kashish Developers Ltd.**

**Project Name: Manor one**

**PROJECT HEARING BRIEF FOR AMENDMENT IN REGISTRATION.**

S.No.	Particulars	Details
1.	Name of the project	Manor One
2.	Name of the promotor	M/s Kashish Developers Ltd.
3.	Nature of the project	Group Housing colony.
4.	Location of the project	Sector-111, Gurugram.
5.	Name of the license holder	M/s Vinman Constructions Private Limited M/s Elite Villas Private Limited
6.	Name of the Collaborator	M/s Cosmos Infra Engineering India limited
7.	Name of Change of developer	M/s Kashish Developers Ltd.
8.	Legal capacity to act as a promoter	Change of developer
9.	Status of project	Ongoing
10.	Online Application ID	RERA-GRG-1763-2024
11.	File Status	Date
	Project received on	25.10.2024
12.	<p><b>Case History:</b></p> <p>The promoter i.e., M/s Kashish Developers Ltd has applied for amendment in registration for the project namely "Manor One" situated in Sector -111, Gurugram being developed by M/s Kashish Developers Ltd. on 25.10.2024 in the Authority.</p> <p>After scrutiny of the documents, brief facts of the present case for amendment in registration are as under: -</p> <ol style="list-style-type: none"> <li>1. The license was granted by DTCP vide no 110 of 2011 dated 14.12.2011 for an area admeasuring 14.843 acres which is renewed up to 13.12.2024.</li> </ol>	

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

**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 अर्तगत गठित प्राधिकरण  
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



2. The project was registered with the Authority vide RC no 58 of 2019 dated 24.09.2019 valid up to 31.12.2021 + 6 months Covid = 30.06.2022 {Number of blocks – 12 Towers (A, B1 to B5, C1 to C5, & D) and 1 villa block (E1 to E14)} (Annexure -A).
3. After that, Authority has granted the continuation of registration u/s 7(3) vide RC no 58 of 2019/7(3)/2022/11 dated 22.11.2022 for the period commencing from 01.07.2022 and valid up to 30.06.2027 (Annexure -B).

**RC conditions -**

- The promoter has to submit the revalidation/revision in building plans by 31.12.2022. (Revalidation approved on 03.05.2023).
  - The promoter has to submit the penalty amount of Rs 10 lakhs within 30 days of issuance of the certificate. (The promoter has submitted the penalty of Rs 10 lakhs on 23.12.2022 vide RTGS no IDIBR52022122131398743)
4. The revised zoning has been approved by DTCP vide Drg no 10163 dated 02.04.2024.
  5. The phasing has been approved by the DTCP vide memo no ZP-7751/JD(RD)/2024/29360 dated 17.09.2024. The DTCP has done the phasing in already registered project with the Authority, the revised phasing plan comprises phase 1,2,3 and EWS phase. (Annexure -C).
  6. **Further approval of revised building plans of group housing colony under TOD policy dated 09.02.2016 for an area admeasuring 14.843 acres has been in principle approved vide memo no ZP-775/JD(RD)/2024/29437 dated 18.09.2024(Annexure-D).**
  7. The 14 villas earlier registered with the Authority has been changed into 6 towers i.e., E1 to E6 and tower B3 has also been changed. Further EWS was earlier approved for G+5 and now it is proposed as S+7 floors and location of EWS has also been changed.
  8. Also, the location of convenient shopping, nursery and primary school, STP, UGT, Green area has also been changed in the proposed revised site plan.

**Now, the promoter has requested for revision of the areas allocated for phase 1, 2, and EWS only through amendment in existing registration. The promoter further stated that the remaining area i.e., phase 3 (new proposed towers, commercial spaces, community facilities and school area) will be registered as a separate phase with the Authority.**





**HARERA**  
GURUGRAM

Promoter Name: M/s Kashish Developers Ltd.  
Project Name: Manor one

5

In this regard it is submitted that the whole area i.e., 14.843 is registered with the Authority vide RC no 58 of 2019 dated 24.09.2019 valid up to 31.12.2021 + 6 months Covid = 30.06.2022 and further continuation of registration u/s 7(3) dated 22.11.2022 which is valid up to 30.06.2027.

*(Shashank)*

(Shashank Sharma)  
Associate Engineer Executive

Day and Date of hearing Monday and 18.11.2024

Proceeding recorded by Sh. Ram Niwas

**PROCEEDINGS OF THE DAY**

Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project. Sh. Vijay Kumar Rai (General Manager), Sh. Om Singh (AR) and Sh. Vaibhav Tyagi (Architect) are present on behalf of the promoter. The promoter to submit the approved revised building plans along with requisite consent of allottees as provided under section 14(2) (ii) of the Act of 2016 before the matter is further processed. The matter to come up on 02.12.2024.

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

*(Vijay Kumar Goyal)*  
(Vijay Kumar Goyal)  
Member, HARERA

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

