

**Project – Urban Oasis – Phase 4**  
**RERA-GRG-1764-2024**
**Hearing brief for registration of Project u/s 4**

S.No.	Particulars	Details
1.	Name of the project	Urban Oasis – Phase 4
2.	Name of the promoter	Emaar India Ltd. (formerly known as Emaar MGF Land Limited)
3.	Nature of the project	Distinct Group Housing Component of residential plotted colony
4.	Nature of the phase	Group Housing
5.	Location of the project	Sector- 62 & 65, Gurugram
6.	Legal capacity to act as a promoter	(Collaborator)
7.	Name of the license holder	M/s Active Promoters Pvt. Ltd. and Others
8.	Status of project	New
9.	Whether registration applied for whole	Phase
	Phase no.	4
10.	Online application ID	RERA-GRG-PROJ-1764-2024
11.	License no.	10 of 2009 dated 21.05.2009. valid up to 20.05.2025. 113 of 2011 dated 22.12.2011. valid up to 21.12.2024. 117 of 2022 dated 12.08.2022. valid up to 11.08.2027.
12.	Total licensed area	177.86 acres Area to be registered 1.62 acres
13.	Projected completion date	OC -30.09.2031 CC -30.09.2034
14.	QPR Compliances (if applicable)	RC 162 of 2017 – Submitted upto September 2024 RC 60 of 2023 – Submitted upto September 2024 RC 85 of 2023 – Submitted upto September 2024
15.	4(2)(I)(D) Compliances (if applicable)	RC 162 of 2017 – Submitted. RC 60 of 2023 – Submitted. RC 85 of 2023 – Submitted.
16.	4(2)(I)(C) Compliances (if applicable)	RC 162 of 2017 – Expired on 28.02.2023. (Show Cause notice issued) RC 60 of 2023 – N/A RC 85 of 2023 – N/A
17.	Status of change of bank account	N/A
18.	Details of proceedings pending against the project	RC 162 of 2017 - RERA-GRG-5003-2022 - SCN for 4(2)(I)(D) compliance RERA-GRG-3241-2023 - SCN for 4(2)(I)(C) compliance RERA-GRG-3193-2022 - SCN for QPR compliance RC 60 OF 2023 – N/A RC 85 of 2023 – N/A
19.	RC Conditions Compliances (if applicable)	RC 162 of 2017 – N/A RC no. 60 of 2023 - Approved service plan & Estimates within 3 months i.e., 07.08.2023 –Submitted. RC 85 of 2023 - Fire Scheme approval within 3 months – Submitted. Service Plan and Estimates within 3 months – Submitted with delay
20.	Statutory approvals either applied for or obtained prior to registration	



S.No	Particulars	Date of approval	Validity upto
i)	License Approval	10 of 2009 dated 21.05.2009.	20.05.2025.
		113 of 2011 dated 22.12.2011.	21.12.2024.
		117 of 2022 dated 12.08.2022.	11.08.2027.
ii)	Zoning Plan Approval	10148 dated 20.03.2024	
iii)	Building plan Approval	ZP-560-B/PA(DK)/2024/32324 dated 23.10.2024	22.10.2029.
iv)	Environmental Clearance	SEIAA/HR/2023/313 dated 08.12.2023	07.12.2033.
v)	Airport height clearance	AAI/RHQ/NR/ATM/NC/2023/285/1 014-17 dated 12.05.2023	11.05.2031.
vi)	Fire scheme approval	Not Submitted	
vii)	Service plan and estimate approval	Applied on 12.11.2024.	
21.	Fee Details		
	Registration Fee	Resi – 11,387.51 * 2.22 * 10 = Rs 2,52,803/- Comm – 546.099 * 2.22 * 20 = Rs 24,247/- <b>Total = Rs 2,77,050/-</b>	
	Processing Fee	11,933.6 * 10 = Rs 1,19,336/-	
	Late Fee	N/A (The building plans are approved on 23.10.2024)	
	Total Fee	Rs 3,96,386/-	
22.	DD/RTGS amount	Rs 3,11,000/-	
	DD/RTGS no. and date	823278 dated 18.10.2024.	
	Name of the bank issuing	HSBC	
	Deficient amount	Rs 85,386/-	
23.	File Status	Date	
	File received on	24.10.2024	
	First notice Sent on	11.11.2024	
	First hearing on	18.11.2024	
24.	Case History: The Promoter M/s Emaar India Ltd. (formerly known as Emaar MGF Land Limited) who is a collaborator applied for the registration of real estate group housing colony (Distinct group housing component of Residential plotted colony) namely “Urban Oasis – Phase 4” located at Sector-62 & 65, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 81558 dated 24.10.2024 and RPIN-814. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1764-2024. The project area for registration is 1.62 acres but the licensed area i.e., 177.86 acres granted under License no – 10 of 2009 dated 21.05.2009 which is valid upto 20.05.2025, License no – 113 of 2011 dated 22.12.2011 which is valid upto 21.12.2024 and 117 of 2022 dated 12.08.2022 which is valid upto 11.08.2027.  <b>The licenses have been obtained for the development of the residential plotted colony having an area 177.86 acres out of which 9.53 acres is for the group housing component. The phasing has been done by the DTCP while approval of building plans of the group housing. The group housing is to be developed in 4 phases out of which the promoter has applied for an area admeasuring 1.62 acres which comes under Phase 4. The convenient shopping is approved in the Phase III (Applied for registration) and EWS is not a part of any phases.</b>  The total licensed area is 177.8605 acres out of which an area admeasuring 71.2905 acres was completed before the commencement of the Act, accordingly the registration of the same was not		





	<p>required under the Act. Further, the project/ phase developed on an area admeasuring 55.962 acres already registered in the Authority vide registration no. 162 of 2017 dated 29.08.2017 and for 50.61 acres was registered vide registration no. 60 of 2023 dated 08.05.2023. Phase 1 &amp; 2 of the Group housing has been registered vide registration no. 85 of 2023 dated 07.08.2023 which was valid upto 30.09.2028.</p> <p>The application for registration of group housing colony was scrutinized and 1<sup>st</sup> deficiency notice vide notice no. HARERA/GGM/RPIN/814 dated 11.11.2024 was issued to the promoter with an opportunity of being heard on 18.11.2024.</p> <p>The promoter has submitted a reply on 12.11.2024 which was scrutinized and the status of the documents is mentioned below:</p>
25.	<p><b>Present compliance status as on 18.11.2024 of deficient documents conveyed vide notice dated 11.11.2024</b></p> <ol style="list-style-type: none"> <li>1. Fee cannot be calculated as the copy of approved building plans has not been submitted and will be calculated after the submission of approved building plans and if the fee comes out deficit then the same shall be payable. Status: Fee is calculated and fee comes out Rs 85,386/- Deficit.</li> <li>2. 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>3. Online DPI needs to be corrected. Status: Submitted but needs to be revised.</li> <li>4. Copy of Building plans including Site Plan, Floor Plans, Elevation Plans and Section Plans needs to be submitted. <b>Status: Submitted.</b></li> <li>5. Fire Scheme approval needs to be submitted. If applied than copy of same needs to be submitted. <b>Status: Not Submitted. The promoter has submitted a DD vide no. 302471 dated 12.11.2024 amounting to Rs 25 Lakhs as a security amount for submission of fire scheme approval within 4 months for Phase 3 (Plaza 62) and Phase 4 (Urban Oasis Phase 4) from the date of registration.</b></li> <li>6. Approved Service plan and estimates needs to be submitted. If applied than copy of same needs to be submitted. <b>Status: Applied on 12.11.2024, copy of receipt attached. The promoter has submitted a DD vide no. 302470 dated 12.11.2024 amounting to Rs 25 Lakhs as a security amount for submission of approved service plan and estimates within 4 months for Phase 3 (Plaza 62) and Phase 4 (Urban Oasis Phase 4) from the date of registration.</b></li> <li>7. Jamabandi, Mutation and Aks-shajra duly certified on the latest date by revenue officer six months prior to date of application needs to be submitted. <b>Status: Submitted.</b></li> <li>8. Latest Land title search report based on the latest jamabandi after incorporating bar enrolment number needs to be revised. <b>Status: Submitted.</b></li> <li>9. Tree cutting permission NOC from DFO needs to be submitted. <b>Status: Submitted. Approved vide no. PQX-PU8-EMR5 dated 20.07.2023.</b></li> <li>10. Layout plan superimposed on the demarcation plan needs to be submitted.</li> </ol>



		<p>Status: Not Submitted.</p> <p>11. Information to the revenue department regarding entry of license in the revenue record needs to be submitted. <b>Status: Submitted for license no. 10/2009 and 113/2011. 117/2022 pending.</b></p> <p>12. Approval NOC's from various agencies for connecting external services like water supply and storm water needs to be submitted. <b>Status: Submitted. Water supply vide no. 14237 dated 08.08.2016 and Storm water vide no. 1576503091900 dated 23.09.2020. Further, promoter states that the same approval shall be utilized for Group housing project.</b></p> <p>13. Pert chart needs to be revised. Status: Submitted but needs to be revised.</p> <p>14. Allottee related documents like draft application form needs to be revised. Status: Submitted but needs to be revised.</p> <p>15. Allottee related documents like draft allotment letter needs to be revised. Status: Not Submitted.</p> <p>16. Allottee related documents like draft builder buyer agreement needs to be revised. Status: Not Submitted.</p> <p>17. Allottee related documents like draft conveyance deed needs to be revised. Status: Submitted but needs to be revised.</p> <p>18. Mining permission needs to be submitted. <b>Status: Submitted. Approved vide no. 5909 dated 14.08.2024 valid upto 13.04.2025.</b></p> <p>19. Draft brochure needs to be revised. Status: Submitted but needs to be revised.</p> <p>20. Land cost needs to be clarified according to area applied for registration. <b>Status: Submitted.</b></p> <p>21. Latest Non-encumbrance certified not below the rank of tehsildar needs to be submitted. <b>Status: Submitted.</b></p> <p>22. Bank undertaking needs to be revised along with employee code and name of authorized signatory. <b>Status: Submitted.</b></p> <p>23. Cash flow statement needs to be submitted. Status: Submitted but needs to be revised.</p> <p>24. KYC of Chartered Accountant (Rajeev Sabharwal) needs to be submitted. <b>Status: Submitted.</b></p> <p>25. Project report needs to be submitted. <b>Status: Submitted.</b></p> <p>26. Quarterly statement of expenditure and sources needs to be revised. Status: Submitted but needs to be revised.</p> <p>27. CA certificate for net worth needs to be submitted. <b>Status: Submitted.</b></p> <p>28. Financial resources needs to be meet with project cost.</p>
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		<p><b>Status: Submitted.</b></p> <p>29. Affidavit regarding 10% auto deduct from separate RERA account for EDC needs to be submitted.</p> <p><b>Status: Submitted.</b></p> <p>30. CA certificate for REP 1 needs to be submitted.</p> <p><b>Status: Submitted.</b></p> <p>31. Loan sanction and repayment schedule needs to be submitted.</p> <p><b>Status: Promoter submitted an affidavit regarding no loan on the project land.</b></p>
26.	Remarks	<p>1. Deficit Fee - Rs 85,386/- needs to be submitted.</p> <p>2. 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>3. Online DPI needs to be revised.</p> <p><b>Status: Submitted but needs to be revised.</b></p> <p>4. Fire Scheme approval needs to be submitted. If applied than copy of same needs to be submitted.</p> <p><b>Status: Not Submitted. The promoter has submitted a DD vide no. 302471 dated 12.11.2024 amounting to Rs 25 Lakhs as a security amount for submission of fire scheme approval within 4 months for Phase 3 (Plaza 62) and Phase 4 (Urban Oasis Phase 4) from the date of registration.</b></p> <p>5. Approved Service plan and estimates needs to be submitted. If applied than copy of same needs to be submitted.</p> <p><b>Status: Applied on 12.11.2024, copy of receipt attached. The promoter has submitted a DD vide no. 302470 dated 12.11.2024 amounting to Rs 25 Lakhs as a security amount for submission of approved service plan and estimates within 4 months for Phase 3 (Plaza 62) and Phase 4 (Urban Oasis Phase 4) from the date of registration.</b></p> <p>6. Layout plan superimposed on the demarcation plan needs to be submitted.</p> <p>7. Information to the revenue department regarding entry of license no. 117 of 2022 in the revenue record needs to be submitted.</p> <p>8. Approval NOC's from various agencies for connecting external services like water supply and storm water needs to be submitted.</p> <p><b>Status: Submitted. Water supply vide no. 14237 dated 08.08.2016 and Storm water vide no. 1576503091900 dated 23.09.2020. Further, promoter states that the same approval shall be utilized for Group housing project.</b></p> <p>9. Pert chart needs to be revised.</p> <p>10. Allottee related documents like draft application form needs to be revised.</p> <p>11. Allottee related documents like draft allotment letter needs to be revised.</p> <p>12. Allottee related documents like draft builder buyer agreement needs to be revised.</p> <p>13. Allottee related documents like draft conveyance deed needs to be revised.</p> <p>14. Draft brochure needs to be revised.</p> <p>15. Cash flow statement needs to be revised.</p>



16. Quarterly statement of expenditure and sources needs to be revised.

**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 deficit fee of Rs 85,386/- and documents mentioned above.

The promoter shall submit two BG/DD amounting to Rs. 25 lakhs each as security amount for submission of Fire Scheme approval and Approved Service Plans and Estimates for the project within a period of four months from the date of grant of registration certificate.

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

*on leave*  
**Asha**

**Chartered Accountant**

*Ashish*  
**Ashish Kush**

**Planning Executive**

**Day and Date of hearing**

Monday and 18.11.2024

**Proceeding recorded by**

Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated: 18.11.2024

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

Sh. Purushottam Grover (AR), Ms. Priyanka Miglani (AR) and Sh. Anitesh Singh (AR) are present on behalf of the promoter.

The AR of the promoter stated that all the approvals are in place except Fire Scheme Approval and Approved Service plan & estimates for which they will submit the BG/DD of Rs 25 lakhs each as a security amount for submission of same within 4 months. Further, states that the remaining deficiencies including deficit fee will be submitted within two days and requested to grant the registration certificate.

Keeping in view of the above, the Authority decides to approve the project in principle subject to the condition that the promoter shall submit the NOC for water supply and storm water from the competent Authority for the Group Housing/Convenient Shopping within a period of two months from the date of grant of registration certificate. The promoter shall deposit the BG/DD amounting to Rs. 25 lakhs each as security amount for submission of Fire Scheme approval and Approved Service Plans and Estimates for the project within a period of four months from the date of grant of registration certificate.

The Registration Certificate shall be issued after submission of deficit fee and rectification of remaining deficiencies including correction in A-H form and Online DPI alongwith the revision in the timelines proposed for obtaining the occupation certificate.

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

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

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