

## HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी.

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

## Project – Urban Ascent RERA-GRG-1813-2024

0.11	D		g brief for registration	of Project u/s 4	the second second	
S.No	Partie	culars	Details			
Ŀ.	Name	of the project	Urban Ascent			
2.		of the promoter	M/s Emaar India Li	mited	We'll the design of the	
3.		e of the project	Group Housing	inited		
4.		ion of the project	Sector-112, Gurugr	am		
5.	Legal prom	capacity to act as a	Collaborator	TAININ BERSA	Level Sec. On No.	
6.	Name	of the license holder	Sh. Ajit Singh, Tejpa	l Singh and Others	Contraction of the state of the	
7.	Statu	s of project	New			
B.	Whet applie	her registration ed for whole	Phase			
	Phase	e no.	2&3	States and the states		
9.	Onlin	e application ID	RERA-GRG-PROJ-18	313-2024		
10.		se no.	04 of 2013 date	ed 18.02.2013.	valid up to 17.02.2029.	
11.	Total	licensed area	10.744 acres	Area to be registered	9.1640 acres	
12.	Proje	cted completion date	OC - 30.11.2031 CC - 30.11.2034	Magai	13 per inversion	
13.	QPR appli	Compliances (if cable)	RC 18 of 2024 – All Submitted.			
14.		l)(D) Compliances (if cable)	RC 18 of 2024 - All Submitted.			
15.		l)(C) Compliances (if cable)	N/A	- I maile	And the second second	
16.		s of change of bank	N/A		rest in the second filmer	
17.	Detai pendi	ls of proceedings ing against the project	N/A		detriction later	
18.		nditions Compliances plicable)	No Conditions		energy service that	
19.	Statu	tory approvals either a	pplied for or obtain	ed prior to registi	ration	
	S.No	Particulars	Date of a	pproval	Validity upto	
	i)	License Approval	04 of 2013 date	ed 18.02.2013.	17.02.2029	
	ii)	Revised Zoning Plan Approval	DRG. No. DTCF 20.09	the lines are lived to the		
	iii)	Revised Building plan Approval	ZP-866/AD(VK)/2 09.02.		08.02.2029.	
		Revised Building plan Approval	ZP-866-III/SD(R dated 29	28.11.2029		
	iv)	Environmental Clearance	SEIAA/HR/201 24.12		23.12.2024 (One year extended vide notification dated 18.01.2021)	

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, 2016की धारा 20के अर्तगत गठित प्राधिकरण भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16

**Project - Urban Ascent** DEDA CDC 4040 0004

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				<b>RERA-GRG-1813-202</b> 4
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2023/538/ 2230-2333 dated 03.08.2013	02.08.2031
	vi)	Fire scheme approval	Applied on 02.12.2024	
	vii)	Service plan and estimate approval	Not Submitted	
20.	Fee D	etails		
	Regis	tration Fee	Resi- 1,45,578.892 * 3.58 * 10 = Rs 52,11, Comm- 244.971 * 3.58 * 20 = Rs 17,540/- Total = Rs 52,29,264/-	
	Proce	essing Fee	1,45,823.863 * 10 = Rs 14,58,239/-	
	Late issue plans befor Ther ongo regul been earlie -1.75 build appro (FAR The charg time Phase calcu area	Fee (As the license d in 2013 and building also stands approved re enactment of RERA. efore, project is ing and as per ation, late fee has calculated based on er Building Plans (FAR	Resi - 75,829.102 sqm - 9750.354 sqm (re Comm - 217.28 sqm- 63.634 (registered Registration fee based on earlier build Resi - 66078.748 * 1.75*10 = Rs 1156378 Comm - 153.646 * 1.75 * 20 = Rs 5378/- Total = 11,61,756/- 650% of registration fee - 1161756 * 6.5 = Rs 75,51,414/-	) = 153.646 sqm ing plans.
	Total	Fee	Rs 1,42,38,917/-	
21.	DD at	mount	Rs 66,86,500/- Rs 75,52,500/-	
	DD n	o. and date	824485 dated 30.11.2024. 864275 dated 18.12.2024.	Laste date in the last
		e of the bank issuing	HSBC Bank	
		ient amount	Rs 75,52,417/-	
22.	File S	itatus	Date	AND ALL AND AND AND A
	File r	eceived on	02.12.2024	A Shoot I C II
	First	notice Sent on	13.12.2024	
	First	hearing on	23.12.2024	bard all all all
23.	The P group Real H	housing colony namely ' Estate (Regulations and D	a Limited who is a collaborator applied for th 'Urban Ascent" located at Sector- 112, Guru evelopment) Act, 2016 vide central receipt of REP – I (Part A-H) is RERA -GRG-PROJ-1	gram under section 4 of the no. 83202 dated 02.12.2024

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for registration is 9.1640 acres but the licensed area i.e., 10.744 acres granted under License no – 03 of 2013 dated 18.02.2013 which is valid upto 17.02.2029.

The DTCP has granted license no. 04 of 2013 for the development of Group Housing Colony over an area admeasuring 10.74 acres in Sector 112, Gurugram.

The revised building plans was approved vide ZP-866/AD(VK)/2024/5039 dated 09.02.2024 alongwith the phasing plan. The project is to be developed in three phases details of which mentioned below.

S.no	Description of Phase	Area	Details of Towers
1	Phase 1	1.580 acres (FAR - 9287.395 sqm)	Tower1 & 2, Community Area and Convenient Shopping
2	Phase 2	8.898 acres	Future Development
3	No Phase	0.267 acres (FAR – 526.593 sqm)	EWS Block
Total		10.744 acres	

Accordingly, the promoter had applied for the registration of Phase 1 and no phase having area 1.8470 acres which has been registered vide RC no. 18 of 2024 dated 04.03.2024 which was valid upto 31.03.2029.

Now, the promoter has submitted the revised building plans approved vide ZP-866-III/SD(RD)/2024/37273 dated 29.11.2024 for Phase 2 & 3 alongwith the revised phasing plan. Details of revised phasing is mentioned below:

S.no	Description of Phase	Area	Details of Towers
1	Phase 1	1.580 acres (FAR - 9287.395 sqm)	Tower1 & 2, Community Area and Convenient Shopping
2	Phase 2	8.114 acres (FAR - 1,36,248.756 sqm)	Tower A,B,C,D,E&F, Community Building/ Club House 2, Convenient Shopping,
3	Phase 3	1.05 acres (FAR - 4357.583 sqm)	Primary School at GF to 1 <sup>st</sup> and EWS Block at 2 <sup>nd</sup> to 7 <sup>th</sup> Floor, Nursery School
Total	i hill of the all the pair	10.744 acres	

Now, the promoter has applied for the registration of 9.1640 acres as Phase 2 & 3 namely Urban Ascent.

It is noticed that part area of Phase 3 (EWS) has already registered with the Authority in registration no. 18 of 2024 dated 04.03.2024 which needs to be clarified.

The application for registration of group housing colony was scrutinized and 1<sup>st</sup> deficiency notice vide notice no. HARERA/GGM/RPIN/836 dated 13.12.2024 was issued to the promoter with an opportunity of being heard on 23.12.2024.

The promoter has submitted a reply on 16.12.2024 which was scrutinized and the status of the documents is mentioned below:

After scrutinizing the reply it is also found that the promoter had revised the application for Phase 2 having an area admeasuring 8.114 acres instead of Phase 2 & 3 (9.1640 acres). However, the fee is calculated for the Phase 2 & 3 (9.1640 acres).

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-		-	KERA-URU-1013-2024
24.	Present compliance status	1.	Deficit Fee - Rs 75,52,417/- needs to be submitted.
	as on 23.12.2024 of		Status: Submitted an amount of Rs 75,52,500/- vide DD no.
III A LUIZE	deficient documents	nine.	864275 dated 18.12.2024.
	conveyed through notice	2.	The annexures in the online application are not uploaded as well
1.00	dated 13.12.2024.		as correction needs to be done in the online (A-H) application.
	uateu 15:12:2021.	1.1	Status: Submitted but needs to be revised.
Des 1	to 17 non ni revent succelà conte	2	
1	and an and a second	3.	Online DPI needs to be corrected.
	interest in statement is a		Status: Submitted but needs to be revised.
		4.	Fire Scheme approval needs to be submitted. If applied, then
	in the second second second		copy of the same needs to be submitted.
			Status: Applied on 02.12.2024, receipt attached. Further, the
		11	promoter has submitted an amount of Rs 25 Lakhs vide DD
			no. 824830 dated 07.12.2024 as a security amount for
		100	submission of Fire Scheme approval within 4 months from
	and the second sec		the grant of registration certificate.
		5.	Approved Service plan and estimates needs to be submitted. If
			applied, then copy of the same needs to be submitted.
			Status: Applied on 02.12.2024, receipt attached. Further, the
1.1.1.1		1	promoter has submitted an amount of Rs 25 Lakhs vide DD
		120	no. 824831 dated 07.12.2024 as a security amount for
1 1 0	the max the same of the start of the start		submission of Revised service plan and estimates within 4
		1.1	months from the grant of registration certificate.
PU. 0.95	and the state of the second second	6	Consent from the existing allottees regarding the revision of
·	a monthly built of a light area	6.	
			building plans needs to be submitted.
			Status: The promoter stated that they obtained the approval
			of building plans of Phase 2 & 3 of the colony with revision
	Contraction of the second second	1.0	in EWS Block only and no change in the building plans of
		-	Phase 1 which already registered with RERA. Further, the
1000	the memory of the barry	11	$2/3^{rd}$ consent from the allottees are not required as per the
	A CONTRACT AND A CONTRACT		"Policy for phasing in licensed colonies and seeking 2/3rd
			consent from allottees in case of revision of layout/ building
ALC: NUMBER	S visuante bis/12/14, pre	15	
	annound annound a new lots		plan issued vide memo no. Misc-862/2023/7/1/2023-
-	and the second		2TCP/11689-91 dated 24.04.2023. Clause no. 3.1.2 of the
In stand	Contract of the International Street		policy is produced below.
	and the standard stands of the light		"3.1.2(vii) Unutilized F.A.R/ Saleable area is sourced from
			the existing phase and utilized in subsequent phase of such
			project without affecting any change in the layout / Building
	and the second s		plan for the existing phase and requiring no revision of the
5-70 C	Bender & B.S. mann's per linkow the	1910	Deed of Declaration, filed if any"
			Since, there is no change in the Building plans of Phase 1
Cilip 10	the state for the second second second	1000	which is already registered. Hence 2/3rd consent is not
		10	required.
dal 1 aten	The Christelle " bac him sitered	7.	1 0 0 0
a. 1996	a relation of the low bound in	1.1	needs to be submitted.
			Status: Submitted.
		8.	It is noticed that part area of Phase 3 (EWS) has already
10 JUL	Links with links, messive strike strike		registered with the Authority in registration no. 18 of 2024 dated
			04.03.2024 which needs to be clarified.
	and the state of the second	1.10	Status: The promoter states that the Building plans of part
1 10 1	The second grants by at \$1 E	12.4	area of Phase 3 (EWS) has been revised and approved by
			DTCP, the proportionate EWS units for Phase 2 have been
			proposed along with the EWS units for Phase 1 as per
			requirement of conditions of license. The promoter also
-	and the second se	1	the promotel also

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the second se	stated that no 3 <sup>rd</sup> party rights have been created on the EWS
	Block (Part of Phase 3). Further, the promoter submitted the
	revised online application with Phase 2 registration and
and the second second	apply separately for registration of Phase 3.
9.	Details of the area allotted to the land owners needs to be
	submitted.
•	Status: Details of area submitted but the details of units to be
	handed over to the land owners needs to be submitted.
1	0. Approval NOC's from various agencies for connecting external
	services like road needs to be submitted.
	Status: The promoter stated that the service road and sector
	road is already constructed and operational. Hence, access
	permission from GMDA is not required since the access to
	the project is proposed from 24 mtr. wide internal sector
	road.
1	1. Latest land title search report needs to be submitted.
	Status: Submitted.
1	2. Mutation, Jamabandi and Aks-shajra duly certified by revenue
	officer six months prior to date of application needs to be
and the second se	submitted.
	Status: Submitted.
1	3. Pert chart needs to be revised.
	Status: Submitted.
1.	4. Draft application form needs to be revised.
the second s	Status: Submitted.
1	5. Draft Allotment letter needs to be revised.
and the second	Status: Submitted.
1	6. Draft Builder buyer agreement needs to be revised.
the set of the product of the set of the set of the	Status: Submitted.
1	7. Draft Conveyance deed needs to be revised.
A design of the second s	Status: Submitted.
1	8. Mining permission is expired on 30.09.2024, revalidated
and he latting the source beauty but he	permission needs to be submitted.
	Status: Submitted. Permit no. 6136 dated 06.12.2024 valid
the state of the second state of the second state of the	upto 09.06.2026.
1 In a sector of the sector 1	9. Draft Brochure needs to be submitted.
and the D. House for Second Street and	Status: Submitted.
2	0. Land cost needs to be clarified according to area apply for
and the second	registration.
in the second product of the second	Status: Submitted.
2	1. CA certificate for net worth of the company needs to be
	submitted.
	Status: Submitted.
2	2. Copy of paid challan of EDC, IDC and license fee needs to be
	submitted. Status: Submitted.
	<ol><li>Affidavit regarding 10% auto deduct from the separate account for the EDC needs to be submitted.</li></ol>
	Status: Submitted.
2	4. Latest non-encumbrance certified on the latest date not below
	the rank of tehsildar needs to be submitted.
	Status: Submitted.

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			Project – Urban Ascent RERA-GRG-1813-2024
-		25	Bank undertaking needs to be revised after incorporation of
	Carlor provident and descrip-	25.	details of Authorized Signatory. Status: Submitted.
T to a g		26.	Affidavit regarding no loan on the project land. <b>Status: Submitted.</b>
25.	Remarks	1.	The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.
	termine meaning and and account	2.	Online DPI needs to be revised.
		3.	Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted.
- 3-46 F	the state word was the set of the	1.1.2.1	Status: Applied on 02.12.2024, receipt attached. Further, the
1	a bill mode frankriget dog de	0	promoter has submitted an amount of Rs 25 Lakhs vide DD no. 824830 dated 07.12.2024 as a security amount for
07109			submission of Fire Scheme approval within 4 months from the grant of registration certificate.
		4.	Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted.
			Status: Applied on 02.12.2024, receipt attached. Further, the
			promoter has submitted an amount of Rs 25 Lakhs vide DD no. 824831 dated 07.12.2024 as a security amount for
	and the second second		submission of Revised service plan and estimates within 4
		F	months from the grant of registration certificate.
	ti kantakata	5.	Consent from the existing allottees regarding the revision of building plans needs to be submitted.
	the sheet of the second states		Status: The promoter stated that they obtained the approval of building plans of Phase 2 & 3 of the colony with revision
			in EWS Block only and no change in the building plans of
		N	Phase 1 which already registered with RERA. Further, the
			2/3 <sup>rd</sup> consent from the allottees are not required as per the
	1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	0.049	"Policy for phasing in licensed colonies and seeking 2/3rd
			consent from allottees in case of revision of layout/ building
	and the second second	1.1	plan issued vide memo no. Misc-862/2023/7/1/2023-
allest #	Sector for the sector state	The second	2TCP/11689-91 dated 24.04.2023. Clause no. 3.1.2 of the policy is produced below.
			"3.1.2(vii) Unutilized F.A.R/ Saleable area is sourced from
			the existing phase and utilized in subsequent phase of such project without affecting any change in the layout / Building
1.1	n with a fallent the state	19	plan for the existing phase and requiring no revision of the
			Deed of Declaration, filed if any"
es in g	former planetters wild be plot on		Since, there is no change in the Building plans of Phase 1 which is already registered. Hence 2/3 <sup>rd</sup> consent is not
			required.
		6.	It is noticed that part area of Phase 3 (EWS) has already
			registered with the Authority in registration no. 18 of 2024 dated 04.03.2024 which needs to be clarified.
	Same and the state of the second	m	Status: The promoter states that the Building plans of part
	- opportunity	to the	area of Phase 3 (EWS) has been revised and approved by DTCP, the proportionate EWS units for Phase 2 have been
a la	the multiple and this at the large		proposed along with the EWS units for Phase 1 as per
	17 Session Brit	-	requirement of conditions of license. The promoter also stated that no 3 <sup>rd</sup> party rights have been created on the EWS
	and the second s	1	Block (Part of Phase 3). Further, the promoter submitted the

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		RERA-GRG-1813-2024
	<ul> <li>apply separately for</li> <li>7. Details of units to be a submitted.</li> <li>8. Approval NOC's from services like road nee Status: The promoter road is already considered from GM</li> </ul>	ication with Phase 2 registration and registration of Phase 3. handed over to the land owners needs to be various agencies for connecting external ds to be submitted. r stated that the service road and sector structed and operational. Hence, access IDA is not required since the access to osed from 24 mtr. wide internal sector
Asha Chartered Accountant		Abel 23/12/2024 Ashish Kush
Day and Date of hearing	Monday and 23.12.2024.	Planning Executive
Proceeding recorded by	Ram Niwas	
	PROCEEDINGS OF THE D	AY
Proceedings dated: 23.12.2024.	Contract of the second s	
Sh. Ashish Kush, Planning Executive Sh. Purushottam Grover (AR), Ms. F the promoter. The AR of the promoter stated that with revision in EWS Block only and	Priyanka Miglani (AR) and Sh. they obtained the approval of d no change in the building pla	untant briefed about the facts of the case. Anitesh Singh (AR) are present on behalf of building plans of Phase 2 & 3 of the colony ns of Phase 1 which already registered with
Sh. Ashish Kush, Planning Executive Sh. Purushottam Grover (AR), Ms. F the promoter. The AR of the promoter stated that with revision in EWS Block only and RERA. Further, the 2/3 <sup>rd</sup> consent fr colonies and seeking 2/3 <sup>rd</sup> consent f to. Misc-862/2023/7/1/2023-2TC below. "3.1.2(vii) Unutilized F.4 subsequent phase of such proj	Priyanka Miglani (AR) and Sh. they obtained the approval of d no change in the building pla om the allottees are not requir from allottees in case of revisio CP/11689-91 dated 24.04.2023 A.R/ Saleable area is sourced f fect without affecting any chan	Anitesh Singh (AR) are present on behalf of building plans of Phase 2 & 3 of the colony ns of Phase 1 which already registered with ed as per the "Policy for phasing in licensed n of layout/ building plan issued vide memo 3. Clause no. 3.1.2 of the policy is produced rom the existing phase and utilized in ge in the layout / Building plan for the
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