



HARERA
GURUGRAM

**HARYANA REAL ESTATE REGULATORY
AUTHORITY GURUGRAM**

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana
हरियाणा

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

Project - Amaris
Promoter- Emaar India Limited

Hearing brief for registration of Project u/s 4

S.No.	Particulars	Details	
1.	Name of the project	Amaris	
2.	Name of the promoter	M/s Emaar India Limited	
3.	Nature of the project	Group Housing	
4.	Location of the project	Sector- 62, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of License Holder	M/s Juhi Promoters Pvt. Ltd. and others	
7.	Name of Collaborator	M/s Emaar India Limited	
8.	Status of project	New	
9.	Whether registration applied for whole	NO	
10.	Phase no.	3	
11.	Online application ID	RERA-GRG-PROJ-1668-2024	
12.	License no.	265 of 2007 dated 02.12.2007	valid upto 01.12.2024
13.	Total licensed area	14.025 acres	Area to be registered 6.118 acres
14.	Projected completion date	OC -30.08.2030 CC - 30.08.2034	
15.	QPR Compliances (if applicable)	RC-31 of 2019 - Submitted - Up to Sep 24.	
16.	4(2)(I)(D) Compliances (if applicable)	RC-31 of 2019 - Submitted - Up to Sep 24.	
17.	4(2)(I)(C) Compliances (if applicable)	N/A	
18.	Status of change of bank account	N/A	
19.	Details of proceedings pending against the project	RC 31 of 2019 - RERA-GRG-3207-2022 for QPR RERA-GRG-2192-2020 for 4(2)(I)(D) RERA-GRG-3827-2022 for 4(2)(I)(D) RERA-GRG-4373-2022 for RC compliance	
20.	RC Compliances (if applicable)	RC 31 of 2019- Fire scheme approval- Not submitted Approved Service Plans and estimates- Not submitted	

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



21.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	265 of 2007 dated 02.12.2007	valid upto 01.12.2024
	ii)	Zoning plan approval	DTCP-6557 dated 27.07.2018	
	ii)	Revised Zoning Plan Approval	21739 dated 16.07.2024	
	iii)	Building plan Approval	ZP-391/JD(RD)/2019/5309 dated 25.02.2019	24.02.2024
		Revised Building plan approval	ZP-391-III/PA(DK)/2024/25940 dated 13.08.2024	12.08.2029
	iv)	Environmental Clearance	SEIAA/HR/2017/520 dated 31.07.2017	30.07.2024
		Revised Environmental Clearance	SEIAA/HR/2023/331 dated 18.12.2023	17.12.2033
	v)	Airport height clearance	AA/RHQ/NR/ATM/NOC/2014/516/346-49 dated 20.01.2015	19.01.2020
		Revised Airport height clearance	PALM/NORTH/B/122121/641924 dated 03.01.2022	02.01.2030
	vi)	Fire scheme approval	Not submitted	
		Revised Fire scheme approval	Applied on 17.10.2024	
	vii)	Service plan and estimate approval	Not submitted	
		Revised Service plan and estimate approval	Applied on 23.10.2024	
22.	Fee Details			
	Registration Fee	91160.945 * 1.60 * 10 = Rs 14,58,575/-		
	Processing Fee	91160.945 * 10 = Rs 9,11,609/-		
	Late Fee	N/A		
	Total Fee(A)	Rs 23,70,184/-		
23.	DD amount(B)	1. Rs. 23,76,000/- 2. Rs. 9,12,000 /- Total- Rs. 32,88,000/-		
	DD no. and date	1. 801063 dated 02.08.2024		



		2. 302331 dated 18.10.2024			
	Name of the bank issuing	HSBC Bank			
	Processing fee to be forfeited paid at the time of earlier application (C)	Rs. 9,11,609/-			
	Net amount received (D)	(B)-(C)= Rs. 32,88,000- Rs. 9,11,609= Rs. 23,76,391/-			
	Deficient amount (D-A)	Rs. 23,76,391- Rs. 23,70,184= Rs. 6207/-(Excess paid)			
24.	File Status	Date			
	File received on	18.10.2024			
	Deficiency conveyed on	04.11.2024			
	First reply submitted on	05.11.2024			
	Second reply submitted on	08.11.2024			
	First hearing on	11.11.2024			
21.	Case History:	<p>The total licensed area of the colony is 14.025 acres. The group housing colony was proposed to be developed in phases as per details submitted by the promoter at the time of registration of Phase 1. Details of the phases are mentioned below:</p>			
	Phases	Area	Registration No.	RC Status	Status
	Details of Towers registered				
	Phase 1	5.64 acres	31 of 2019 dated 24.05.2019 valid upto 30.09.2024(6 months of covid)	Expired	OC Received on 11.04.2023 for 3 Towers (A, B, C), Convenient Shopping, EWS, Community Building, Nursery School
	Phase 2	8.385 acres	Future Development		
	Total Area	14.025 acres			



Now, the Promoter i.e., M/s Emaar India Limited who is a collaborator has applied for the registration of real estate group housing colony namely "Amaris" located at Sector- 62, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 81121 dated 18.10.2024 and RPIN-811. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1668-2024. The project area for registration is 6.1180 acres out of the 14.0250 acres. The licensed area i.e., 14.0250 acres vide License no -265 of 2007 dated 02.12.2007.

Further, the promoter has got the phasing approved vide no. ZP-391-II/PA (DK)/2024/21739 dated 16.07.2024.

Details of the phasing as per DTCP is mentioned below:

S.no	Description of Phases	Area	Towers	Status of RERA
1.	Existing (Phase 1)	7.087 acres	Tower A to C, Community Building & Nusery School	RC no. 31 of 2019 dated 24.05.2019 valid upto 30.09.2024(6 months of covid)
2.	Phase 2	0.820 acres	Convenient Shopping and EWS(1 +6 th floor)	RC no. 31 of 2019 dated 24.05.2019 valid upto 30.09.2024(6 months of covid) for Convenient Shopping and EWS(1 +5 th floor) 6th Floor - Not registered
3.	Independent (Phase 3)	6.118 acres	Tower no. 1 to 4 Community Building	Applied for registration
Total Area	14.025 acres			

The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/811 dated 04.11.2024 was issued to the promoter with an opportunity of being heard on 11.11.2024.

The promoter has submitted the reply dated 05.11.2024 which was scrutinized and found the following:-

On examination of the file, it has come to the notice that license was granted in the year 2007 and thereafter the building plans were approved by DTCP. The promoter had revised the building plans in the year 2019. Therefore as per the provision of Rule 2(o) of RERA Rules, 2017, the project was ongoing project as the promoter had the requisite approvals



	<p>for development of the project. The late fee was paid by the promoter at the time of registration of the phase 1 admeasuring area 5.64 acres granted vide RC no. 31 of 2019.</p> <p><i>Now, the promoter has applied for registration of remaining area i.e., 6.118 acres which was shown as future development in the earlier site plan at the time of registration i.e., 31 of 2019 for 5.64 acres. The earlier building plan was approved for tower A, B, C, EWS, Community Building, Convenient Shopping and swimming pool falling in group housing colony measuring 14.025 acres vide memo no. ZP-391/JD(RD)/2019/5309 dated 25.02.2019 by DTCP. Now, the late fee if applicable, on the area for which the registration under consideration of authority need to be discussed with the authority so the late fee may be communicated to the promoter if any.</i></p>	
<p>22. Present compliance status as on 11.11.2024 of the deficiencies conveyed vide notice dated 04.11.2024</p>		<ol style="list-style-type: none"> 1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). Status:- Not submitted the fresh REP-I(A to H) 2. Corrections in the online DPI need to be done. Status:- Not Done 3. Mutation, Jamabandi and Aks-shajra certified on the latest date needs to be submitted. Status: - Submitted 4. Collaboration agreement need to be submitted. Status: - Submitted 5. Information to the revenue department regarding the entry of license in the revenue record needs to be submitted. Status: - Submitted 6. Land title search report needs to be submitted on latest date. Status:- submitted 7. Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted. Status: - NEC is submitted by Sub Tehsildar. 8. The approved building plan are revised, hence the changes made in the building plans in tabular form and duly marked on the plans is needs to be submitted. Status: - Submitted 9. As building plans are revised the prior written consent from 2/3rd allottees of the project needs to be submitted. Status: - Not submitted, the promoter states that DTCP granted in principle approval of building plan with a condition of inviting objections/suggestions from the allottees. Accordingly, a public notice was published in 3 lwwading newspapers and letters were sent individually



	<p>inviting objections/suggestions from existing allottees. After considering the objections/suggestions of the allottees, DTCP has approved the final building plans of Phase 3 and revised building plans of Phase-2(EWS). Hence, 2/3rd consent of the existing allottees is not required in the present case.</p>
10.	<p>Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted. Status: - Not submitted. Applied on 23.10.2024. Receipt enclosed. The promoter has submitted a DD of Rs. 25,00,000 (DD no. 823333 dated 21.10.2024) as a security amount for approval of service plans and estimates.</p>
11.	<p>Fire Scheme approval with approved plans needs to be submitted. Status: - Not submitted. Applied on 17.10.2024. Receipt enclosed. The promoter has submitted a DD of Rs. 25,00,000 (DD no. 823334 dated 21.10.2024) as a security amount for approval of fire scheme.</p>
12.	<p>Copy of electrical load availability connection assurance letter from DHBVN need to be submitted. Status:- Submitted</p>
13.	<p>Forest, Natural conservation zone, Tree cutting permission, Forest land diversion, NOC/affidavit for non-applicability needs to be submitted. Status:- Forest NOC Submitted and affidavit submitted for NCZ, Tree cutting permission, forest diversion</p>
14.	<p>Power Line shifting NOC needs to be submitted. Status: - The promoter states that final building plan was approved after the shifting of 11KV line. Report of DTCP is also submitted.</p>
15.	<p>Approval NOCs from the various agencies for connecting external services like water supply, sewerage and storm water drainage needs to be submitted. Status: - Submitted</p>
16.	<p>Layout superimposed on the demarcation plan showing khasra no. needs to be submitted. Status: - Submitted</p>
17.	<p>Project report need to be revised. Status:- Submitted</p>
18.	<p>PERT chart need to be submitted. Status:- Submitted</p>
19.	<p>REP-II needs to be submitted.</p>




		<p>Status:- Submitted</p> <p>20. Allottee related documents like Application form, Allotment letter, Builder Buyer agreement, conveyance deed and payment receipt needs to be revised. Status: - Submitted but need to be revised.</p> <p>21. Draft Brochure and advertisement documents needs to be submitted. Status: - Submitted</p> <p>22. Land cost needs to be clarified according to area apply for registration. Status: - Submitted</p> <p>23. Affidavit of 10% auto deduct of EDC from separate RERA account needs to be submitted. Status: - Submitted</p> <p>24. CA certificate for expenditure incurred and to be incurred needs to be provided. Status: - Submitted</p> <p>25. Cash flow statement needs to be revised. Status: - Revised</p> <p>26. TAN of promoter needs to be submitted. Status: - Submitted</p> <p>27. Quarterly statement of expenditure and sources needs to be revised. Status: - Revised</p> <p>28. CA certificate for net worth needs to be provided. Status: - Submitted</p> <p>29. Others in financial resources needs to be provided. Status: - Submitted</p> <p>30. Loan sanction and repayment schedule needs to be provided. Status: - Submitted</p>
	<p>Remarks</p>	<p>1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).</p> <p>2. Corrections in the online DPI need to be done.</p> <p>3. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted.</p> <p>4. Fire Scheme approval with approved plans needs to be submitted.</p> <p>5. Allottee related documents like Application form, Allotment letter, Builder Buyer agreement, conveyance deed and payment receipt needs to be revised.</p>

Recommendation: - 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 has been submitted and found to be in order except the documents point out above.
Whereas, for fire scheme approval and approved service plan and estimates the promoter has submitted the DD amounting Rs. 25 each as a security to submit the approval within four months.
It is recommended that the authority may consider the grant of registration subject to the submission of the above.

Asha
Chartered Accountant


Prachi Singh
Planning Executive

Day and Date of hearing	Monday and 11.11.2024
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 11.11.2024
Ms. Prachi Singh, Planning Executive briefed about the facts of the project.
Sh. Sujeet Kumar (AR), 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 states that a license no. 265 of 2007 dated 02.12.2007 was issued by DTCP for a total area of 14.025 acres in the name of the promoter/developer. The present project comprises of 6.118 acres of land out of this license. Further, DTCP vide letter dated 16.07.2024 has approved the phasing of the total area of 14.025 acres into 3 phases and the present project comprises of phase-3 of the said area. This area, now to be registered was shown under the head of future development in the earlier approved site plan submitted in the Authority in the registration of the earlier project namely "Emaar Digihomes" vide RC no 31 of 2019 dated 24.05.2019 which now comprises of phase 1 and 2 (7.907 acres) as shown in phasing plan approved by DTCP. No advertisement, marketing or sale of the land now to be registered was ever made by the promoter/developer. He further states that all amenities and services except STP are independent. The STP has been designed for the complete area in all 3 phases from the initial stage itself.

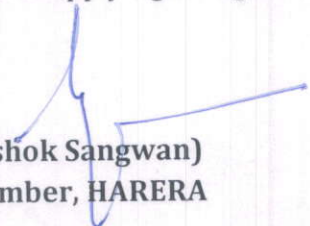
Decision of the Authority:-


1.
 - a) The promoter shall submit an affidavit to the effect that no marketing, advertisement or sale was done or 3rd party rights created and no building plans or approvals to commence construction were ever obtained for the land proposed to be registered.
 - b) The promoter shall submit the approved SPE and fire scheme approval within 4 months from the date of issuance of registration certificate for which security amount of Rs 25 lakhs each has been deposited by the promoter in the Authority.
 - c) As proposed, the registration is approved subject to compliance of the above conditions and pending deficiencies already pointed out. The RC shall be issued after the submission of deficit




documents and correction in new application form A-H (RERA-GRG-1790-2024) submitted today and DPI.

2. It is further observed by the Authority that an area comprising 2.117 acres on which 24m road has been planned and 0.15 acres comprising services was not registered while registering the earlier project vide RC no 31 of 2019 dated 24.05.2019(now comprising phase 1 and 2). The promoter is directed to apply for addendum to registration for inclusion of left out area falling under 24 m wide sectoral plan road and services area within a period of 30 days along with applicable fees if not earlier paid. It is also noted by the Authority that the promoter has obtained revised building plans for the project wherein the revision has been made in phase 2(EWS block) only where it is proposed to construct additional floor on the existing structure. The promoter states that no 3rd party rights have been created in the said EWS block as the same is yet to be handed over for allotment to the competent authority. However, the promoter is directed to obtain a certificate regarding structural integrity/ safety w.r.t the construction of additional floor(s) on the existing structures from the relevant department of IIT Delhi/IIT Roorkee at the time of applying of registration of balance area of phase 1 and 2.


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar)
Chairman, HARERA

