

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details		
1.	Name of the project	The Saavira		
2.	Name of the promoter	M/s One City Infrastructure Pvt. Ltd.		
3.	Nature of the project	Group Housing		
4.	Location of the project	Sector-48, Gurugram		
5.	Legal capacity to act as a promoter	Land allotted by HSVP through Allotment Memo No. ZO002/E0018/UE029/LALOT/GALOT/ 0000001498 Dated 24.01.2024		
6.	Name of the land owner	M/s One City Infrastructure Pvt. Ltd.		
7.	Status of project	New		
8.	Whether registration applied for whole	Whole		
	Phase no.	Not applicable		
9.	Online application ID	RERA-GRG-1744-2024		
10.	License no.	Land allotted by HSVP		
11.	Total licensed area	0.8615 acres	Area to be registered	0.8615 acres
12.	Projected completion date	OC - 30.06.2031 CC - 31.12.2031		
13.	QPR Compliances (if applicable)	N/A		
14.	4(2)(I)(D) Compliances (if applicable)	N/A		
15.	4(2)(I)(C) Compliances (if applicable)	N/A		
16.	Status of change of bank account	N/A		
17.	Details of proceedings pending against the project	N/A		
18.	RC Conditions Compliances (if applicable)	N/A		
19.	Number of towers	1 Residential Towers (G+25) + 1 Retail below tower		
20.	Number of units	72 (Residential: 72 + Commercial: 1)		
21.	Total Project cost	Rs 155.79 Cr		
22.	Project expenditure so far	Rs 58.38 Cr		
23.	Estimated expenditure for completion so far	Rs 97.41 Cr		
24.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	N/A	N/A



	ii)	Zoning Approval Plan	Drg no. D.T.P (G) 2626/2023 dated 08.05.2023	-
	iii)	Building Approval plan	Memo no. CTP/DTP(AM)/SB/255086 dated 20.09.2024	19.09.2029
	iv)	Environmental Clearance	Applied on 25.06.2024	
	v)	Airport height clearance	PALM/NORTH/B/022524/926021 dated 19.03.2024	17.03.2032
	vi)	Fire scheme approval	Memo no. FS/2024/1599 dated 10.12.2024	
	vii)	Service plan and estimate approval	Not applicable (As land is allotted by HSVP)	
25.	Fee Details			
	Registration Fee		Residential- 8833.954 *3.62*10= ₹ 3,19,789/- Commercial-3785.981*3.62*20= ₹ 2,74,105/- Total = ₹ 5,93,894/-	
	Processing Fee		12619.935 *10= ₹ 1,26,199/-	
	Late Fee		N/A	
	Total Fee		₹ 7,20,093/-	
26.	DD amount		₹ 5,69,000/- ₹ 1,61,093/-	
	DD no. and date		512426 dated 01.10.2024 BIL/ONL/000932993614/ICICIBANK dated 25.11.2024	
	Name of the bank issuing		ICICI Bank	
	Deficient amount		-	
27.	File Status		Date	
	File received on		04.10.2024	
	First notice Sent on		24.10.2024	
	1st hearing on		28.10.2024	
	2nd hearing on		11.11.2024	
	3rd hearing on		02.12.2024	
	4th hearing on		16.12.2024	
	5th hearing on		30.12.2024	
	6th hearing on		20.01.2025	
28.	Case History:			
	The Promoter M/s One City Infrastructure Pvt. Ltd. who is a land owner (land allotted from HSVP) applied for the registration of real estate group housing colony namely "The Saavira" located at Sector- 48, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 80190 dated 04.10.2024 and RPIN-808. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-1744-2024. The project area for registration is 0.8615 acres under LOI Endst No. Land allotted by HSVP through LOI Endst No. ZO002/EO018/UE029/LALOT/0000000186 Dated 19.08.2023.			



	<p>The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/808 dated 24.10.2024 was issued to the promoter with an opportunity of being heard on 28.10.2024.</p> <p>On 28.10.2024, The matter is adjourned and to come up on 11.11.2024.</p> <p>On 11.11.2024, The matter is adjourned and to come up on 02.12.2024.</p> <p>On 02.12.2024, Ms. Deepika, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case. Sh. Vaibhav Kumar Malik (Architect) is present on behalf of the promoter. The AR seeks two weeks' time to submit the deficit documents including Fire NOC/EC. Request is allowed. The matter to come up on 16.12.2024.</p> <p>On 16.12.2024, The matter is adjourned and to come up on 30.12.2024.</p> <p>On 30.12.2024, The matter is adjourned and to come up on 20.01.2025.</p> <p>The status of the documents is mentioned below:</p>
<p>29.</p>	<p>Present compliance status as on 20.01.2025 of deficient documents conveyed in the last hearing 30.12.2024</p> <ol style="list-style-type: none"> 1. Deficit fee of ₹ 1,51,093/- needs to be submitted. Status: BIL/ONL/000932993614/ICICIBANK dated 25.11.2024 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: Corrections not submitted. 3. Online DPI needs to be corrected. Status: Corrections not submitted. 4. As per the allotment letter issued by HSVP, you have to obtain permission from HSVP for creating any right therein. The same needs to be obtained from concerned department and to be submitted in the authority. Status: Submitted 5. Approved zoning plan needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Submitted 6. Demarcation plan needs to be submitted. Status: Submitted 7. Environment Clearance needs to be submitted. Status: Applied on 19.09.2024, undertaking submitted stating that the EC will be submitted in the authority within 3 months. 8. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Submitted 9. Electrical load availability connection needs to be submitted.



	<p>Status: Submitted, vide memo no. Ch- 57/DRG-26B dated 26.09.2024.</p> <p>10. Forest NOC from concerned department needs to be submitted. Status: Letter from HSVP submitted, stating that no forest land on GH-1 site</p> <p>11. Approval NOCs from various agencies for connecting external services like road access permission, HUDA water construction, needs to be submitted. Status: For road access permission, promoter stated that the project is already connected with 18 mts. wide developed road and HUDA water construction NOC submitted.</p> <p>12. Layout plan superimposed on the demarcation plan needs to be submitted. Status: Submitted</p> <p>13. Land title search report by advocate after incorporating the bar enrolment number needs to be submitted. Status: Submitted</p> <p>14. PERT chart needs to be revised. Status: Submitted</p> <p>15. Project report along with the brochure of current project and project photos needs to be submitted. Status: Submitted</p> <p>16. Allottee related documents like Draft application form, Draft Allotment letter and Draft BBA needs to be revised. Status: Submitted</p> <p>17. Allottee related documents like Draft Conveyance Deed needs to be submitted. Status: Submitted</p> <p>18. Draft brochure and advertisement document needs to be submitted. Status: Submitted</p> <p>19. Mining Permission needs to be submitted. Status: An undertaking has been submitted, stating that permission will be obtained from the concerned department before starting construction.</p> <p>20. REP-II needs to be revised. Status: Submitted</p> <p>21. Cost of the land i.e. Rs 6188 lakhs needs to be clarified according to the area applied for the registration i.e. 0.8615 acres. Status: Submitted</p> <p>22. Clarification or Challan and Schedule needs to be submitted for EDC and IDC not mentioned in DPI. Details of any other cost</p>
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		<p>mentioned in DPI needs to be submitted. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be provided. Status: Submitted and Promoter states that project is not falling under DTCP, therefore notification no. 39-2020 dated 16.09.2020 under Haryana Development of Urban Areas Act 1975 is not applicable on proposed project. Therefore, Undertaking of EDC not required.</p> <p>23. Independent auditors report along with financial statement for the financial year 2023-2024 needs to be submitted. Status: Submitted</p> <p>24. CA certificate for non-default, CA certificate for Net worth of promoter, CA certificate for details in REP-1 and CA. Status: Submitted</p> <p>25. Certificate for expenditure incurred and to be incurred needs to be submitted. Status: Submitted</p> <p>26. Quarterly net cash flow statement, quarterly estimated expenditure and quarterly fund flow statement needs to be submitted. Status: Submitted</p> <p>27. Non-encumbrance certified on the latest date not below the rank of tehsildar needs to be submitted. Status: Submitted</p> <p>28. Board Resolution for operating bank account along with KYC of authorize person for operating such account. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be submitted. Project report needs to be submitted. Copy of TAN Needs to be submitted. Status: Submitted</p> <p>29. Bank Undertaking needs to be submitted. Status: Submitted</p> <p>30. Approved service estimates need to be submitted. Details of financial resources amounting Rs 5900 lakhs from others mentioned in DPI needs to be submitted. Status: Submitted and Promoter states that proposed project fall in HSVP Land and Competent Authority is HSVP therefore, service estimates not required.</p>
30.	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.



2. Online DPI needs to be corrected.
3. Environment Clearance needs to be submitted.

Recommendation: The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 and 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 deficiencies pointed out in remarks (point no. 30). Whereas, for the Environment Clearance, the promoter will submit BG amounting to Rs. 25 lacs 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 above.

Ashish Dubey
Chartered Accountant

Deepika
Planning Executive

Day and Date of hearing

Monday and 20.01.2025

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 20.01.2025

Ms. Deepika, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Udit Jain (Director) is present on behalf of the promoter.

Approved as proposed subject to submission of BG of 25 lakh for approval of EC within four months and compliance of other deficiencies including correction in Form A to H and DPI. The certificate shall be issued after compliance of the above.

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA