

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 लाईस, गुरुग्राम, हरियाणा

Project - The Saavira RERA-GRG-1744-2024

CN		Hearing	brief for registratio	n of Project u/s 4	Appleque
S.No	Parti	culars	Details		
. 1.	Name	e of the project	The Saavira		
2.		e of the promoter	M/s One City Infrastructure Pvt. Ltd.		
3.		re of the project	Group Housing		
4.		tion of the project	Sector-48, Gurugr	am	a later a state
5.	Legal capacity to act as a promoter Land allotted by HSVP through Allotment Memo Z0002/E0018/UE029/LALOT/GALOT/ 0000001498 Dated 24.01.2024 Dated 24.01.2024				
6.	Name	e of the land owner	M/s One City Infrastructure Pvt. Ltd.		
7.	Statu	s of project	New		
8.	Whether registration applied for whole		Whole		
			Not applicable	And Section 199	
9.	Onlin	e application ID	RERA-GRG-1744-2	2024	
10.	Licen	se no.	Land allotted by HSVP		and the second
11.	Total	licensed area	0.8615 acres	Area to be registered	0.8615 acres
12.	Proje date	cted completion	OC - 30.06.2031 CC - 31.12.2031		
13.	QPR appli	Compliances (if cable)	N/A		
14.	4(2)(l)(D) Compliances (if cable)	N/A		
15.	4(2)(l)(C) Compliances (if cable)	N/A		
16.		s of change of bank	N/A		
17.	Details of proceedings pending against the project		N/A		and a second sec
18.	RC Conditions Compliances (if applicable)		N/A		po universit an Da provinsi an
19.		per of towers	1 Residential Tow	ers (G+25) + 1 Ret	tail below tower
20.	Numb	per of units	1 Residential Towers (G+25) + 1 Retail below tower 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 a	approval	Validity upto
	i)	License Approval	N,	/A	N/A

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भू-संपदा (दिनियमन और विकास) अधिनियम, 2016की धारा 20के अर्तगत गठित प्राधिकरण

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	-			RERA-GRG-1744-2024	
	ii)	Zoning Plan Approval	Drg no. D.T.P (G) 2626/2023 dated 08.05.2023	CONTRACTOR STATE	
	iii)	Building plan Approval	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	adrin addanol 31 Englan hagai a	
	vii)	Service plan and estimate approval	Not applicable (As land is allotted by HSV	/P)	
25.	Fee D	Details	Future (March (1976)	al Addition of the Local I	
	Regis	stration Fee	Residential- 8833.954 *3.62*10= ₹ 3,19,789/-		
			Commercial-3785.981*3.62*20= ₹ 2,74,105/- Total = ₹ 5,93,894/-		
	Proce	essing 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		
	Name of the bank issuing		BIL/ONL/000932993614/ICICIBANK dated 25.11.2024 ICICI Bank		
	Deficient amount		· AVAL 11 excession	Gold Grant and a	
27.	File Status		Date	Turke and the second	
	File received on		04.10.2024		
	First notice Sent on		24.10.2024		
	1 st hearing on		28.10.2024		
	2 nd hearing on		11.11.2024		
	3 rd hearing on		02.12.2024		
	4 th hearing on		16.12.2024		
	5 th hearing on		30.12.2024		
	6 th 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. Z0002/E0018/UE029/LALOT/000000186 Dated 19.08.2023.				

Dated 19.08.2023.

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	an Address and the	RERA-GRG-1744-2024		
nana natjin Plock	The application for registration vide notice no. HARERA/GGM opportunity of being heard o	on of group housing colony was scrutinized and 1 st deficiency notice M/RPIN/808 dated 24.10.2024 was issued to the promoter with an n 28.10.2024.		
	On 28.10.2024, The matter i	is adjourned and to come up on 11.11.2024.		
	southe analysis for contractions with	s adjourned and to come up on 02.12.2024.		
	On 02.12.2024, Ms. Deepika, Planning Executive and Sh. Ashish Dubey, Chartered Accounta			
1297 1297	promoter. The AR seeks two	case. Sh. Vaibhav Kumar Malik (Architect) is present on behalf of the weeks' time to submit the deficit documents including Fire NOC/EC. er to come up on 16.12.2024.		
Social	On 16.12.2024 , The matter i	s adjourned and to come up on 30.12.2024.		
	On 30.12.2024, The matter in The status of the documents in the status of the status o	s adjourned and to come up on 20.01.2025.		
29.	Present compliance status			
27.	as on 20.01.2025 of deficient documents conveyed in the last	 Deficit fee of ₹ 1,51,093/- needs to be submitted. Status: BIL/ONL/000932993614/ICICIBANK dated 25.11.2024 The annexures in the online application are not uploaded as 		
101 101	hearing 30.12.2024	well as correction needs to be done in the online (A-H) application. Status: Corrections not submitted.		
	and management of another at an	3. Online DPI needs to be corrected.		
	burning and reaching any differ	Status: Corrections not submitted.		
		4. As per the allotment letter issued by HSVP, you have to obtain		
	ns file it off Converse Pee	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 		
	and an	 Demarcation plan needs to be submitted. 		
	oto all aint fratside	Status: Submitted		
	astauritzinas miti	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.		
	ent of the needs which the second s	 8. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Submitted 		
	relation of the state of the state	 9. Electrical load availability connection needs to be submitted. 		
		internet tout availability connection needs to be submitted.		

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and the state of the beautiful to	Status: Submitted, vide memo no. Ch- 57/DRG-26B dated 26.09.2024.
think is wird to the memory with an	and the state of the second of
	10. Forest NOC from concerned department needs to be submitted. Status: Letter from HSVP submitted, stating that no forest
4205-67-10-0	land on GH-1 site
0.02.12.2024	11. Approval NOCs from various agencies for connecting external services like road access permission, HUDA water construction, needs to be submitted.
Anther Drovey, Checking and White	Status: For road access permission, promoter stated that
	the project is already connected with 18 mts. wide
A - A M COM ENDERSE ENTRANCE HS	developed road and HUDA water construction NOC submitted.
155V \$2.05 a	12. Layout plan superimposed on the demarcation plan needs to be
	submitted.
(e161300C n	Status: Submitted
	13. Land title search report by advocate after incorporating the bar
- needs to be subsected	enrolment number needs to be submitted.
ordered and an	Status: Submitted
	14. PERT chart needs to be revised.
et beliepige les ere collepie en entre	
It to be done to the soliton of all	15. Project report along with the brochure of current project and
	project photos needs to be submitted.
.6%[HHIB93	
-bairaite	16. Allottee related documents like Draft application form, Draft
(Delinerous	internet i etter und Draft DDri needs to be revised.
a state of sweep and classifier of the second	
and all pleasant right straightings.	17. Allottee related documents like Draft Conveyance Deed needs
an of this monocastist provinces su	
그는 그는 것이 같은 것을 가지 않는 것이 같이 없다.	Status: Submitted
	18. Draft brochure and advertisement document needs to be
and reliant a passionary a price	
Annual set	Status: Submitted
	19. Mining Permission needs to be submitted.
dentineite (d. o)	permission will be obtained from the concerned
light to be submitted.	
and a subsection of the second	20. REP-II needs to be revised.
e internet presidente all de la stratione e	
	21. Cost of the land i.e. Rs 6188 lakhs needs to be clarified
(1914). An important to a start of a start	according to the area applied for the registration i.e. 0.8615
heltimate selection	acres.
	Status: Submitted
the imposed of all above located in	22. Clarification or Challan and Schedule needs to be submitted for
	EDC and IDC not mentioned in DPI. Details of any other cost

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	nerocers. neods to be mbninted registration of mal celete prof- dess and all the requirite door believe and found to be in mel- prover within Feat months opport within Feat months opport within Feat months because anised to the subm Planming Execution Accounting Execution	 mentioned in DPI needs to be submitted. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(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. 23. Independent auditors report along with financial statement for the financial year 2023-2024 needs to be submitted. Status: Submitted 24. CA certificate for non-default, CA certificate for Net worth of promoter, CA certificate for details in REP-1 and CA. Status: Submitted 25. Certificate for expenditure incurred and to be incurred needs to be submitted. Status: Submitted 26. Quarterly net cash flow statement, quarterly estimated expenditure and quarterly fund flow statement needs to be submitted.
	ALL	 Status: Submitted 27. Non-encumbrance certified on the latest date not below the rank of tehsildar needs to be submitted. Status: Submitted 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
	Member HAN Co.	 account under section 4(2)(l)(D) needs to be submitted. Project report needs to be submitted. Copy of TAN Needs to be submitted. Status: Submitted 29. Bank Undertaking needs to be submitted.
		 Status: Submitted 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.
30.	Remarks	 The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.

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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 Clearence, 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 Deepika **Chartered Accountant 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

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