

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details	
1.	Name of the project	Urban Ascent	
2.	Name of the promoter	M/s Emaar India Limited	
3.	Nature of the project	Group Housing	
4.	Location of the project	Sector-112, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	Sh. Ajit Singh, Tejpal Singh and Others	
7.	Status of project	New	
8.	Whether registration applied for whole	Phase	
	Phase no.	2 & 3	
9.	Online application ID	RERA-GRG-PROJ-1813-2024	
10.	License no.	04 of 2013 dated 18.02.2013.	valid up to 17.02.2029.
11.	Total licensed area	10.744 acres	Area to be registered 9.1640 acres
12.	Projected completion date	OC - 30.11.2031 CC - 30.11.2034	
13.	QPR Compliances (if applicable)	RC 18 of 2024 - All Submitted.	
14.	4(2)(I)(D) Compliances (if applicable)	RC 18 of 2024 - All Submitted.	
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)	No Conditions	
19.	Number of Towers	Residential - 6 + EWS - 1	
20.	Number of units	Residential - 816, EWS - 160, Commercial - 12	
21.	Total Project cost	Rs 238000 Lakhs	
22.	Project Expenditure So far	Rs 78,217.57 Lakhs	
23.	Estimates expenditure for completion so far	Rs 1,59,782.43 lakhs	
24.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
			Validity upto
	i)	License Approval	04 of 2013 dated 18.02.2013.
			17.02.2029
	ii)	Revised Zoning Plan Approval	DRG. No. DTCP-10505 dated 20.09.2024
	iii)	Revised Building plan Approval	ZP-866/AD(VK)/2024/5039 dated 09.02.2024.
			08.02.2029

	Revised Building plan Approval	ZP-866-III/SD(RD)/2024/37273 dated 29.11.2024	28.11.2029
iv)	Environmental Clearance	SEIAA/HR/2013/1543 dated 24.12.2013	23.12.2024 (One year extended vide notification dated 18.01.2021)
v)	Airport clearance height	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	
25.	Fee Details		
	Registration Fee	Resi- 1,45,578.892 * 3.58 * 10 = Rs 52,11,724/- Comm- 244.971 * 3.58 * 20 = Rs 17,540/- Total = Rs 52,29,264/-	
	Processing Fee	1,45,823.863 * 10 = Rs 14,58,239/-	
	Late Fee (As the license issued in 2013 and building plans also stands approved before enactment of RERA. Therefore, project is ongoing and as per regulation, late fee has been calculated based on earlier Building Plans (FAR -1.75) not on revised building plans which was approved on 29.11.2024 (FAR - 3.58). The late fee has been charged for part area at the time of registration of Phase 1. Now, the late fee is calculated for the balance area herein applied for registration of Phase 2 & 3.	Resi - 75,829.102 sqm - 9750.354 sqm (registered) = 66,078.748 sqm Comm - 217.28 sqm- 63.634 (registered) = 153.646 sqm Registration fee based on earlier building plans. 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/-	
	Total Fee	Rs 1,42,38,917/-	
26.	DD amount	Rs 66,86,500/- Rs 75,52,500/-	
	DD no. and date	824485 dated 30.11.2024. 864275 dated 18.12.2024.	
	Name of the bank issuing	HSBC Bank	
	Deficient amount	NIL	
27.	File Status	Date	
	File received on	02.12.2024	
	First notice Sent on	13.12.2024	
	First hearing on	23.12.2024	
	Second hearing on	06.01.2025	
	Third hearing on	08.01.2025	
28.	Case History:		

The Promoter M/s Emaar India Limited who is a collaborator applied for the registration of real estate group housing colony namely "Urban Ascent" located at Sector- 112, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 83202 dated 02.12.2024 and RPIN-836. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1813-2024. The project area 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 st and EWS Block at 2 nd to 7 th Floor, Nursery School
Total		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 1st 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 remaining deficiencies were conveyed to the promoter.

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).

On 23.12.2024, Sh. Ashish Kush, Planning Executive and Ms Asha, Chartered Accountant 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 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 Phase 1 which already registered with RERA. Further, the 2/3rd consent from the allottees are not required as per the "Policy for phasing in licensed colonies and seeking 2/3rd consent from allottees in case of revision of layout/ building plan issued vide memo no. Misc-862/2023/7/1/2023-2TCP/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 plan for the existing phase and requiring no revision of the Deed of Declaration, filed if any"

The AR further submitted that there is no change in the Building plans of Phase 1 and no third party rights have been created in the EWS block which is already registered. Hence 2/3rd consent is not required in view of above policy provisions. The Authority decides to issue a public notice of 14 days for inviting objections from the allottees in atleast three prominent newspapers (Two English and One Hindi) of wide circulation regarding revision in the building plans and phasing plan. The matter to come up on 06.01.2025.

On 06.01.2025, the matter is adjourned to 08.01.2025.

The promoter has submitted a reply on 30.12.2024 and 03.01.2025 which were scrutinized and the status of the documents is mentioned below:

It is also found that the promoter has published the public notice in three newspapers i.e., Hindustan Times on 28.12.2024, Times of India on 29.12.2024 and Dainik Jagran on 29.12.2024 for inviting objections from the allottees regarding revision in the building plans.

Further, there are total 82 allottees out of which 18 units are allotted to the collaborator. Out of remaining 64 allottees, the consent of 53 allottees has been submitted by the promoter.

Further, it is noted that the Environment Clearance has been expired on 23.12.2024.

No objection has been received in the Authority from any allottee in respect of public notice regarding revision in the building plans.

29.	Present compliance status as on 08.01.2025 of deficient documents conveyed in last hearing dated 23.12.2024.	<ol style="list-style-type: none"> 1. Deficit Fee - Rs 75,52,417/- needs to be submitted. Status: Submitted an amount of Rs 75,52,500/- vide DD no. 864275 dated 18.12.2024. 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: Submitted but needs to be revised. 3. Online DPI needs to be corrected. Status: Submitted but needs to be revised. 4. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted.
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		<p>Status: Applied on 02.12.2024, receipt attached. Further, the promoter has submitted an amount of Rs 25 Lakhs vide DD no. 824830 dated 07.12.2024 as a security amount for submission of Fire Scheme approval within 4 months from the grant of registration certificate.</p> <p>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 promoter has submitted an amount of Rs 25 Lakhs vide DD no. 824831 dated 07.12.2024 as a security amount for submission of Revised service plan and estimates within 4 months from the grant of registration certificate.</p> <p>6. Consent from the existing allottees regarding the revision of 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 in EWS Block only and no change in the building plans of Phase 1 which already registered with RERA. Further, the 2/3rd consent from the allottees are not required as per the "Policy for phasing in licensed colonies and seeking 2/3rd consent from allottees in case of revision of layout/ building plan issued vide memo no. Misc-862/2023/7/1/2023-2TCP/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 plan for the existing phase and requiring no revision of the Deed of Declaration, filed if any" Since, there is no change in the Building plans of Phase 1 which is already registered. Hence 2/3rd consent is not required. Further, there are total 82 allottees out of which 18 units are allotted to the collaborator. Out of remaining 64 allottees, the consent of 53 allottees has been submitted by the promoter.</p> <p>7. Comparison sheet regarding the revision in the building plans needs to be submitted. Status: Submitted.</p> <p>8. 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. Status: The promoter states that the Building plans of part 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</p>
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requirement of conditions of license. The promoter also stated that no 3rd 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 apply separately for registration of Phase 3.

Further, the promoter has revised the application for Phase 2 and 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.

10. 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.

11. Latest land title search report needs to be submitted.

Status: Submitted.

12. Mutation, Jamabandi and Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted.

Status: Submitted.

13. Pert chart needs to be revised.

Status: Submitted.

14. Draft application form needs to be revised.

Status: Submitted.

15. Draft Allotment letter needs to be revised.

Status: Submitted.

16. Draft Builder buyer agreement needs to be revised.

Status: Submitted.

17. Draft Conveyance deed needs to be revised.

Status: Submitted.

18. Mining permission is expired on 30.09.2024, revalidated permission needs to be submitted.

Status: Submitted. Permit no. 6136 dated 06.12.2024 valid upto 09.06.2026.

19. Draft Brochure needs to be submitted.

Status: Submitted.

20. Land cost needs to be clarified according to area apply for registration.

Status: Submitted.

21. CA certificate for net worth of the company needs to be submitted.

Status: Submitted.

		<p>22. Copy of paid challan of EDC, IDC and license fee needs to be submitted. Status: Submitted.</p> <p>23. Affidavit regarding 10% auto deduct from the separate account for the EDC needs to be submitted. Status: Submitted.</p> <p>24. Latest non-encumbrance certified on the latest date not below the rank of tehsildar needs to be submitted. Status: Submitted.</p> <p>25. Bank undertaking needs to be revised after incorporation of details of Authorized Signatory. Status: Submitted.</p> <p>26. Affidavit regarding no loan on the project land. Status: Submitted.</p> <p>27. Environment Clearance has been expired on 23.12.2024. Renewal of the same needs to be submitted. Status: Not Submitted.</p>
30.	Remarks	<p>1. 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>2. Online DPI needs to be revised.</p> <p>3. Fire Scheme approval 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. 824830 dated 07.12.2024 as a security amount for submission of Fire Scheme approval within 4 months from the grant of registration certificate.</p> <p>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 submission of Revised service plan and estimates within 4 months from the grant of registration certificate.</p> <p>5. Consent from the existing allottees regarding the revision of 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 in EWS Block only and no change in the building plans of Phase 1 which already registered with RERA. Further, the 2/3rd consent from the allottees are not required as per the "Policy for phasing in licensed colonies and seeking 2/3rd consent from allottees in case of revision of layout/ building plan issued vide memo no. Misc-862/2023/7/1/2023-2TCP/11689-91 dated 24.04.2023. Clause no. 3.1.2 of the policy is produced below.</p>

“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 plan for the existing phase and requiring no revision of the Deed of Declaration, filed if any”

Since, there is no change in the Building plans of Phase 1 which is already registered. Hence 2/3rd consent is not required.

Further, there are total 82 allottees out of which 18 units are allotted to the collaborator. Out of remaining 64 allottees, the consent of 53 allottees has been submitted by the promoter.

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

Status: The promoter states that the Building plans of part 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 stated that no 3rd 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 apply separately for registration of Phase 3.

Further, the promoter has revised the application for Phase 2 and Phase 3.

7. Details of units to be handed over to the land owners needs to be submitted.

8. 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.

9. Environment Clearance has been expired on 23.12.2024. Renewal of the same needs to be submitted.

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 Renewed Environment Clearance, Fire scheme approval and approved service plan and estimates and documents mentioned above. The promoter has submitted two DD vide no. 824830 dated 07.12.2024 and 824831 dated 07.12.2024 amounting to Rs. 25 lakhs as security amount for submission of Fire Scheme approval and Service Plans and Estimates within a period of four months from the date of grant of registration certificate.

No objection has been received in the Authority from any allottee in respect of public notice regarding revision in the building plans.

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


 Asha
 08/01/25

Chartered Accountant


 Ashish Kush
 08/01/25

Planning Executive

Day and Date of hearing

Wednesday and 08.01.2025.

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 08.01.2025.

Sh. Ashish Kush, Planning Executive and Ms Asha, Chartered Accountant 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 and states that after seeking public objections, DTCP Haryana has revised the building plans alongwith the phasing plan. However, there is no change in the Phase 1 and the Building plans of part area of Phase 3 (EWS) has been revised as 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. Further, the promoter also stated that no 3rd party rights have been created on the EWS Block.

A public notice was issued in three newspapers i.e., Hindustan Times on 28.12.2024, Times of India on 29.12.2024 and Dainik Jagran on 29.12.2024 for inviting objections from the allottees regarding revision in the building plans. No objections have been received in the Authority in respect of same. Further, there are total 82 allottees out of which 18 units are allotted to the landowner/collaborator. Out of 65 unique allottees, the consent of 53 allottees has been submitted by the promoter which is more than two-third consent.

Earlier, the part project was registered vide registration no. 18 of 2024 wherein the Phase 1 and 'No phase' comprising EWS component have been registered. Further, the building plans and phasing plans has been revised and the promoter applied for the registration of Phase 2 and Phase 3 including the EWS. However, since the EWS is registered in the earlier registration certificate, the promoter shall apply for amendment in the registration certificate no. 18 of 2024 incorporating the changes.

The promoter has submitted two DD's vide no. 824830 dated 07.12.2024 and 824831 dated 07.12.2024 amounting to Rs. 25 lakhs each as security amount for submission of Fire Scheme approval and Service Plans and Estimates within a period of four months from the date of grant of registration certificate.

The environment clearance has expired on 23.12.2024, the promoter stated that they have applied for the renewal of same. The promoter shall submit the renewed Environment Clearance within a period of four months from the date of grant of registration certificate.

Approved as proposed subject to rectification of deficiencies mentioned above including correction in A-H form and Online DPI.

The Registration Certificate shall be issued after submission of remaining deficiencies mentioned above including correction in A-H form and Online DPI.


 (Ashok Sangwan)
 Member, HARERA


 (Arun Kumar)
 Chairman, HARERA


 (Vijay Kumar Goyal)
 Member, HARERA

