



Hearing brief for registration of Project u/s 4

S.No	Particulars	Details	
1.	Name of the project	Birla Arika	
2.	Name of the promoter	M/s Birla Estates Pvt. Ltd.	
3.	Nature of the project	Group Housing	
4.	Location of the project	Sector-31 & 32A, Gurugram	
5.	Legal capacity to act as a promoter	Change of Developer	
6.	Name of the license holder	Barmalt India Pvt. Ltd., Smt Asha and Aadesh	
7.	Status of project	New	
8.	Whether registration applied for whole	Phase	
	Phase no.	1	
9.	Online application ID	RERA-GRG-PROJ-1823-2024	
10.	License no.	116 of 2011 dated 23.12.2011	valid up to 22.12.2029
11.	Total licensed area	13.275 acres	Area to be registered 11.745 acres
12.	Projected completion date	REP-II Needs to be revised.	
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	Residential - 4 + EWS -1	
20.	Number of units	Residential - 322, EWS - 57, Commercial - 7	
21.	Total Project cost	Rs 2603.25 Crores	
22.	Project Expenditure So far	Rs 226.25 Crores	
23.	Estimates expenditure for completion so far	Rs 2377 Crores	
24.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity upto
	i)	License Approval	116 of 2011 dated 23.12.2011 22.12.2029
	ii)	Revised Zoning Plan Approval	DRG. NO. DG,TCP 2968 dated 28.12.2011 -
	iii)	Building plan Approval	ZP-1321/SD(DK)/2019/26481 dated 25.10.2019 24.10.2024



	Revised Building plan Approval	ZP-1321/JD(RA)/2024/41278 dated 24.12.2024	23.12.2029
iv)	Environmental Clearance	SEAC/HR/2024/145 dated 13.11.2024	12.11.2034
v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2018/401/2064-2067 dated 27.12.2018	27.12.2026
vi)	Fire scheme approval	Not Submitted	-
vii)	Service plan and estimate approval	Not Submitted	
25.	Fee Details		
	Registration Fee	Resi- 99,876.653 * 1.87 * 10 = Rs 18,67,693/- Comm- 268.61 * 1.87 * 20 = Rs 10,046/- Total = Rs 18,77,739/-	
	Processing Fee	1,00,145.26 * 10 = Rs 10,01,453/-	
	Late Fee (As the license issued in 2011 and building plans also stands approved on 25.10.2019. 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 24.12.2024 (FAR - 1.87)).	Resi - 93,745.675 sqm Comm - 267.709 sqm Registration fee based on earlier building plans. Resi - 93,745.675 * 1.75 * 10 = Rs 16,40,549/- Comm - 267.709 * 1.75 * 20 = Rs 9370/- Total = 16,49,919/- 600% of registration fee - 16,49,919 * 6 = Rs 98,99,514/-	
	Total Fee	Rs 1,27,78,706/-	
26.	DD amount	Rs 28,82,228/- Rs 98,96,478/-	
	DD no. and date	975533 dated 13.12.2024. 192884 dated 16.01.2025.	
	Name of the bank issuing	HDFC Bank	
	Deficient amount	NIL	
27.	File Status	Date	
	File received on	16.12.2024	
	First hearing on	13.01.2025	
	First notice Sent on	15.01.2025	
	Second hearing on	27.01.2025	
	Third hearing on	10.02.2025	
	Fourth hearing on	11.02.2025	
28.	Case History:		
	<p>The Promoter M/s Birla Estates Pvt. Ltd. who is a Change of Developer applied for the registration of real estate group housing colony namely "Birla Arika" located at Sector- 31 & 32A, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 83866 dated 20.12.2024 and RPIN-847. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1823-2024. The project area for registration is 11.745 acres but the licensed area i.e., 13.275 acres granted under License no - 116 of 2011 dated 23.12.2011 which is valid upto 22.12.2029.</p> <p>The DTCP has granted license no. 116 of 2011 for the development of Group Housing Colony over an area admeasuring 13.275 acres in Sector 31 - 32A, Gurugram.</p> <p>The revised building plans has been approved vide no. ZP-1321/JD(RA)/2024/41278 dated 24.12.2024 alongwith the phasing plan vide no. ZP-1321/JD(RA)/2024/41292 dated 24.12.2024.</p> <p>The project is to be developed in two phases details of which mentioned below.</p>		



S.no	Description of Phase	Area	Details of Towers
1	Phase 1	11.245 acres (FAR - 98,6200.415 sqm)	Tower 1, 2, 3, 7, Community Buildings - 1, 2, 3
2	Phase 2	1.53 acres	Future Expansion
3	EWS Block	0.5 acres (FAR - 1524.845 sqm)	EWS Block
Total		13.275 acres	

Now, the promoter has submitted the revised building plans approved vide no. ZP-1321/JD(RA)/2024/41278 dated 24.12.2024 alongwith the phasing plan vide no. ZP-1321/JD(RA)/2024/41292 dated 24.12.2024 and applied for the registration of Phase 1 and EWS thereby total area admeasuring 11.745 acres.

The hearing was fixed for 13.01.2025.

On 13.01.2025, the hearing was adjourned and fixed for 27.01.2025.

The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/847 dated 15.01.2025 was issued to the promoter with an opportunity of being heard on 27.01.2025.

The promoter has submitted a reply on 17.01.2025 which was scrutinized and remaining deficiencies were conveyed to the promoter.

On 27.01.2025, Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case. Sh. Aman Sharma (AR), Sh. Nitin Sharma (AR) and Sh. Vidya Sagar (AR) are present on behalf of the promoter. A public notice of ten days for inviting objections from the allottees be issued in at least three prominent newspapers (Two English and One Hindi) of wide circulation regarding non creation of 3rd party rights in the project. An affidavit regarding sharing of revenue with land owners shall be submitted. Further, a show cause notice for violation of section 3 of the Act, 2016 was issued to the promoter in complaint No. 6238 of 2024 for which the reply dated 27.12.2024 and 22.01.2025 have been submitted. However, even as on date, numerous websites are promoting the unregistered project on internet. The promoter is again advised not to indulge or allow any other entity for sale of units in the unregistered project failing which legal consequences shall follow. Matter be put up on file with regard to imposition of penalty for violation of section 3 of the Act, 2016. The matter to come up on 10.02.2025.

The promoter has submitted the reply on 24.01.2025, 31.01.2025 and 03.02.2025 which were scrutinized and the status of the documents is mentioned below:

As per the direction of the Authority in its proceedings dated 27.01.2025, the promoter has published the Public Notice in three newspapers i.e., Times of India (English), Hindustan Times (English) and Dainik Bhaskar (Hindi) dated 29.01.2025 for inviting objections till 10.02.2025.

No objections has been received in respect of public notice dated 29.01.2025.

On 10.02.2025, the matter is adjourned and fixed for 11.02.2025 at 3 pm.

29.	Present compliance status as on 11.02.2025 of deficient documents conveyed in hearing dated 27.01.2025.	<ol style="list-style-type: none"> Deficit Fee - Rs 98,96,478/- needs to be submitted. Status: Submitted vide DD no. 192884 dated 16.01.2025 amounting to Rs 98,96,478/-. 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. Online DPI needs to be corrected. Status: Submitted but needs to be revised.
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			<p>4. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 03.01.2025, receipt attached. The promoter has submitted a DD vide no. 907209 dated 27.01.2025 amounting to Rs 25 lakhs as a security amount for submission of approved fire scheme approval.</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 02.01.2025, receipt attached. The promoter has submitted a DD vide no. 907210 dated 27.01.2025 amounting to Rs 25 lakhs as a security amount for submission of approved Service plan and estimates.</p> <p>6. List of existing allottees needs to be submitted. Status: The promoter has submitted an affidavit stating that there is no existing allottees in the project.</p> <p>7. Consent from the existing allottees regarding the revision of building plans needs to be submitted. Status: The promoter has submitted an affidavit stating that there is no existing allottees in the project.</p> <p>8. Comparison sheet regarding the revision in the building plans needs to be submitted. Status: Submitted.</p> <p>9. Approval NOC's from various agencies for connecting external services like road needs to be submitted. Status: The promoter stated that the project is accessible from 18m wide HUDA road which is functional and operational.</p> <p>10. Copy of GPA needs to be submitted. Status: Submitted.</p> <p>11. Latest land title search report needs to be submitted. Status: Submitted.</p> <p>12. Mutation and Jamabandi duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Submitted.</p> <p>13. Affidavit/ NOC for Tree cutting permission needs to be submitted. Status: Submitted. Approved vide no. W8F-FGQ-CPJP dated 29.10.2024.</p> <p>14. Affidavit/ NOC for Forest Land Diversion needs to be submitted. Status: The promoter submitted an affidavit for non-applicability of Forest land diversion.</p> <p>15. Pert chart needs to be revised. Status: Submitted.</p> <p>16. Draft application form needs to be revised. Status: Submitted.</p> <p>17. Draft Allotment letter needs to be revised. Status: Submitted but needs to be revised.</p> <p>18. Draft Builder buyer agreement needs to be revised. Status: Submitted.</p> <p>19. Draft Conveyance deed needs to be revised. Status: Submitted.</p> <p>20. Mining permission needs to be submitted.</p>
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		<p>Status: The promoter submitted an affidavit stating that they will submit before the excavation.</p> <p>21. Draft Brochure 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. KYC of project consultant needs to be submitted. Status: Submitted.</p> <p>24. Project report needs to be submitted. Status: Submitted.</p> <p>25. Statement of computation in ca certificate for net worth of promoter needs to be submitted. Status: Submitted.</p> <p>26. Annual balance sheet for the financial year 2023-24 needs to be submitted. Status: Submitted.</p> <p>27. Affidavit for REP II needs to be revised. Status: Submitted.</p> <p>28. Affidavit regarding no loan on project land needs to be submitted. Status: Submitted.</p> <p>29. Bank undertaking needs to be submitted. Status: Submitted.</p> <p>30. Quarterly statement of expenditure and sources needs to be provided. Status: Submitted.</p> <p>31. Copy of paid challan of EDC and IDC needs to be submitted. Status: Submitted.</p> <p>32. KYC of Authorized person for operation of bank account needs to be submitted. Status: 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 corrected.</p> <p>3. Fire Scheme approval needs to be submitted. Status: Applied on 03.01.2025, receipt attached. The promoter has submitted a DD vide no. 907209 dated 27.01.2025 amounting to Rs 25 lakhs as a security amount for submission of approved fire scheme approval.</p> <p>4. Approved Service plan and estimates needs to be submitted. Status: Applied on 02.01.2025, receipt attached. The promoter has submitted a DD vide no. 907210 dated 27.01.2025 amounting to Rs 25 lakhs as a security amount for submission of approved Service plan and estimates.</p> <p>5. List of existing allottees needs to be submitted. Status: The promoter has submitted an affidavit stating that there is no existing allottees in the project.</p> <p>6. Consent from the existing allottees regarding the revision of building plans needs to be submitted. Status: The promoter has submitted an affidavit stating that there is no existing allottees in the project.</p>



	<p>7. Approval NOC's from various agencies for connecting external services like road needs to be submitted. Status: The promoter stated that the project is accessible from 18m wide HUDA road which is functional and operational.</p> <p>8. Draft Allotment letter needs to be revised.</p> <p>9. Mining permission needs to be submitted. Status: The promoter submitted an affidavit stating that they will submit before the excavation.</p>
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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 correction in A to H, corrections in online DPI, Fire scheme approval, Approved service plan and estimates, Mining Permission and documents mentioned above.

The promoter has submitted two DD vide no. 907209 dated 27.01.2025 and 907210 dated 27.01.2025 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 dated 29.01.2025 regarding revision in the building plans.

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

Ashish Dubey
11/02/25

Ashish Dubey

Chartered Accountant

Ashish Kush
11/02/25

Ashish Kush

Planning Executive

Day and Date of hearing

Tuesday and 11.02.2025

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY**Proceedings dated: 11.02.2025**

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

Sh. Nitin Sharma (AR) and Sh. Aman Sharma (AR) are present on behalf of the promoter.

No objection has been received in the Authority from any allottee in respect of public notice dated 29.01.2025 regarding revision in the building plans.

Approved as proposed subject to rectification of deficiencies mentioned above including correction in A-H form, Online DPI and deposit of penalty of Rs. 50 lakhs imposed for issuing advertisement before RERA registration in violation of Section 3 of the Act, 2016.

The Registration Certificate shall be issued after submission of remaining deficiencies mentioned above including correction in A-H form, Online DPI and deposit of penalty of Rs 50 lakhs for violation of Section 3 of the Act.

(Ashok Sangwan)
Member, HARERA

(Arun Kumar)

(Arun Kumar)
Chairman, HARERA

(Vijay Kumar Goyal)
Member, HARERA