

Promoter Name: M/s Kashish Developers Ltd.
Project Name: Manor one

PROJECT HEARING BRIEF FOR AMENDMENT IN REGISTRATION.

S.No.	Particulars	Details
1.	Name of the project	Manor One
2.	Name of the promotor	M/s Kashish Developers Ltd.
3.	Nature of the project	Group Housing colony.
4.	Location of the project	Sector-111, Gurugram.
5.	Name of the license holder	M/s Vinman Constructions Private Limited M/s Elite Villas Private Limited
6.	Name of the Collaborator	M/s Cosmos Infra Engineering India limited
7.	Name of Change of developer	M/s Kashish Developers Ltd.
8.	Legal capacity to act as a promoter	Change of developer
9.	Status of project	Ongoing
10.	Total Project Cost	968.3666 cr.
11.	Expenditure Incurred	687.4655 cr.
12.	Expenditure to be incurred	280.9011 cr.
13.	Online Application ID	RERA-GRG-1763-2024
14.	File Status	Date
	Project received on	25.10.2024
15.	Case History: The promoter i.e., M/s Kashish Developers Ltd has applied for amendment in registration for the project namely "Manor One" situated in Sector -111, Gurugram being developed by M/s Kashish Developers Ltd. on 25.10.2024 in the Authority. After scrutiny of the documents, brief facts of the present case for amendment in registration are as under: -	



1. The license was granted by DTCP vide no 110 of 2011 dated 14.12.2011 for an area admeasuring 14.843 acres which is renewed up to 13.12.2024.
2. The project was registered with the Authority vide RC no 58 of 2019 dated 24.09.2019 valid up to 31.12.2021 + 6 months Covid = 30.06.2022 {Number of blocks – 12 Towers (A, B1 to B5, C1 to C5, & D) and 1 villa block (E1 to E14)} (Annexure -A).
3. After that, Authority has granted the continuation of registration u/s 7(3) vide RC no 58 of 2019/7(3)/2022/11 dated 22.11.2022 for the period commencing from 01.07.2022 and valid up to 30.06.2027 (Annexure -B).

RC conditions -

- The promoter has to submit the revalidation/revision in building plans by 31.12.2022. (Revalidation approved on 03.05.2023).
 - The promoter has to submit the penalty amount of Rs 10 lakhs within 30 days of issuance of the certificate. (The promoter has submitted the penalty of Rs 10 lakh on 23.12.2022 vide RTGS no IDIBR52022122131398743)
4. The revised zoning has been approved by DTCP vide Drg no 10163 dated 02.04.2024.
 5. The phasing has been approved by the DTCP vide memo no ZP-7751/JD(RD)/2024/29360 dated 17.09.2024. The DTCP has done the phasing in already registered project with the Authority, the revised phasing plan comprises phase 1,2,3 and EWS phase. (Annexure -C).
 6. **Further approval of revised building plans of group housing colony under TOD policy dated 09.02.2016 for an area admeasuring 14.843 acres has been in principle approved vide memo no ZP-775/JD(RD)/2024/29437 dated 18.09.2024(Annexure-D).**
 7. The 14 villas earlier registered with the Authority has been changed into 6 towers i.e., E1 to E6 and tower B3 has also been changed. Further EWS was earlier approved for G+5 and now it is proposed as S+7 floors and location of EWS has also been changed.
 8. Also, the location of convenient shopping, nursery and primary school, STP, UGT, Green area has also been changed in the proposed revised site plan.

Now, the promoter has requested for revision of the areas allocated for phase 1, 2, and EWS only through amendment in existing registration. The promoter further stated that the remaining area i.e., phase 3 (new proposed towers, commercial spaces, community facilities and school area) will be registered as a separate phase with the Authority.

In this regard it is submitted that the whole area i.e., 14.843 is registered with the Authority vide RC no 58 of 2019 dated 24.09.2019 valid up to 31.12.2021 + 6 months Covid = 30.06.2022 and further continuation of registration u/s 7(3) dated 22.11.2022 which is valid up to 30.06.2027.



Proceedings dated 18.11.2024.

Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project. Sh. Vijay Kumar Rai (General Manager), Sh. Om Singh (AR) and Sh. Vaibhav Tyagi (Architect) are present on behalf of the promoter.

The promoter to submit the approved revised building plans along with requisite consent of allottees as provided under section 14(2) (ii) of the Act of 2016 before the matter is further processed.

The matter to come up on 02.12.2024.

The promoter has submitted a copy of revised approval of building plans (BR-III) obtained vide memo no ZP-775-II/SD(RD)/2024/35515 dated 20.11.2024 and further the promoter has submitted the list of 202 existing allottees and consents of 137 allottees.

Proceedings dated 02.12.2024.

Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project. Sh. Vijay Kumar Rai (General Manager), Sh. Om Singh (AR) and Sh. Vaibhav Tyagi (Architect) are present on behalf of the promoter.

The Authority observes that DTCP has approved the phasing plan of the area comprising 14.843 acres vide memo no ZP-7751/JD(RD)/2024/29360 dated 17.09.2024 in already registered project with RERA vide registration no 58 of 2019 dated 24.09.2019 valid up to 30.06.2027 where 3rd party rights has been created by the promoter. However, it is noted that DTCP has approved the policy for phasing in licensed colonies and seeking 2/3rd consent from the allottees in case of revision in the layout plan/building plan vide memo no Misc-862/2023/7/1/2023-2TCP/11689-91 wherein it is mentioned about PHASING & ITS APPLICABILITY which is reproduced as below:

For a licensed colony or part of it, which is yet to be registered by RERA (though requiring registration before creation of third-party rights), the coloniser shall disclose to the Director, its plan for development of such colony, or part of it, in phase(s). An undertaking from the coloniser regarding such non-registration of the colony or such part of it shall be considered adequate along with such disclosure.

Further, it has been observed that major changes have been approved in the revised building plans by the Department of Town and Country Planning vide memo no ZP-775-II/SD(RD)/2024/35515 dated 20.11.2024.

Keeping in view of the above, the Authority decides to seek confirmation /clarification from DTCP to this effect before further considering the matter.

The matter to come up on 06.01.2025.



HARERA
GURUGRAM

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The letter to DTCP has been dispatched vide memo no PA/Secy/2024/253 dated 13.12.2024.

On 06.01.2025, the matter is adjourned to 10.02.2025.

On 10.02.2025, the matter is adjourned to 11.02.2025.

On 11.02.2025, the matter is adjourned to 03.03.2025.

(Shashank Sharma)

Associate Engineer Executive

Day and Date of hearing

Monday and 03.03.2025

Proceeding recorded by

Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 03.03.2025.

Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project.

Sh. Vijay Kumar Rai (General Manager), Ms. Rekha Garg (AR) are present on behalf of the promoter.

The AR of the promoter states that the requisite clarification issued by DTCP will be submitted by tomorrow in the Authority and seeks one week adjournment. Meanwhile, the office is directed to scrutinize the file for amendment in registration of the project from area measuring 14.843 acres to 8.24 acres (phase 1,2 & EWS) as per the revised approved building plans obtained vide memo no ZP-775-II/SD(RD)/2024/35515 dated 20.11.2024 and accordingly issue the deficiency notice.

The matter to come up on 10.03.2025.

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA