

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details	
1.	Name of the project	Tulip Violet	
2.	Name of the promoter	M/s Tulip Infratech Pvt. Ltd.	
3.	Nature of the project	Group Housing	
4.	Location of the project	Sector- 69 &70, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	78 of 2010 Sh Amit Sumit Ss/o Sh Chattar Singh, Sh Daya Nand S/o Sh Roshan Lal, Sh. Braham Parkash, Sh Ram Niwas, Sh Tek Ram s/o Sh Kunan Lal, Sh. Balbir S/o Sh Roshan Lal, Sh Mukesh s/o Sh Balbir Singh, Sh Lalit Kumar s/o Sh. Dayanand, Sh Mukal Kumar s/o Sh. Tek Chand, M/s Tulip Infratch Pvt Ltd. 34 of 2024 Sh. Ram Niwas, Sh. Tek Ram, Sh. Lalit Kumar, Sh. Amit Kumar, M/s Roshan Lal & Sons, M/s Tulip Infratech Pvt. Ltd.	
7.	Status of project	New	
8.	Whether registration applied for whole	Phase 2 & 3	
9.	Online application ID	RERA-GRG-PROJ-1939-2025	
10.	License no.	78 of 2010 dated 15.10.2010 34 of 2024 dated 07.03.2024	Valid upto 14.10.2025 Valid upto 06.03.2029
11.	Total licensed area	33.0838 acres	Area to be registered 4.176 acres
12.	Projected completion date	30.12.2032	
13.	QPR Compliances (if applicable)	N/A	
14.	4(2)(I)(D) Compliances (if applicable)	N/A	
15.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity upto
	i)	License Approval 78 of 2010 dated 15.10.2010 34 of 2024 dated 07.03.2024	14.10.2025 06.03.2029
	ii)	Zoning Plan Approval DRG No. DGTCP-10100 dated 07.03.2024	
	iii)	Building plan Approval ZP-663-II/PA(DK)/2025/6649 dated 20.02.2025	19.02.2030
	iv)	Environmental Clearance SEAC/HR/2024/174 dated 31.01.2025	30.01.2035

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	v)	Airport height clearance	PALM/NORTH/B/071224/1114902 dated 06.08.2024	05.08.2032
	vi)	Fire scheme approval	FS/2025/560 dated 25.04.2025	
	vii)	Service plan and estimate approval	LC-1233-C/JE(RK)/2025/14933 dated 24.04.2025	
16.	Fee Details			
	Registration Fee		Residential - Phase 2: 16318.65 *1.87* 10= Rs. 3,05,159/- Phase 3: 31595.73*1.87*10= Rs. 5,90,840/- Commercial -154.79 *1.87 *20 = Rs. 5,789/- Total = Rs 9,01,788/-	
	Processing Fee		48,069.17 x 10 = Rs. 4,80,692/-	
	Late Fee		- Note: Late fees is not applicable as the area applied for registration is marked as future expansion and building plan for the same has been approved vide no. ZP-663-II/PA(DK)/2025/6649 dated 20.02.2025.	
	Total Fee		Rs. 13,82,480/-	
17.	DD amount		Rs. 8,42,000/- Rs. 4,81,000/- Rs. 60,000/-	
	DD no. and date		282183 dated 23.04.2025 282184 dated 23.04.2025 Transaction No. 250515228563455 dated 15.05.2025	
	Name of the bank issuing		Punjab National Bank ICICI Bank	
	Deficient amount		-	
18.	Total Project cost		Rs 345.05 crs.	
19.	Expenditure incurred		Rs 19.06 crs.	
20.	Expenditure to be Incurred		Rs 325.99 crs.	
21.	File Status		Date	
	File received on		23.04.2025	
	First notice Sent on		15.05.2025	
	First hearing on		19.05.2025	
	Second hearing on		02.06.2025	
	Third hearing on		16.06.2025 (adjourned)	
	Fourth hearing on		23.06.2025	
22.	Case History:			

**Project – M/s Tulip Infratech Pvt. Ltd.
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The promoter M/s Tulip Infratech Pvt. Ltd. had applied for the registration of real estate project namely "Tulip Violet" located at Sector-69 & 70, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 90431 dated 23.04.2025 and RPIN-902. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1939-2025. The project area for registration is 4.176 acres and the licensed area is 33.0838 acres granted under License no – 78 of 2010 dated 15.10.2010 which is valid upto 14.10.2025 measuring 25.44 acres and 34 of 2024 dated 07.03.2024 valid upto 06.03.2029 measuring 7.64375 acres for setting up of Group Housing Colony.

The phasing plan of group housing colony of area admeasuring 33.08375 acres has been approved vide no. DTCP 11019 dated 17.04.2025. It is noted that OC for phase 1 has already been received for 23.18875 acres out of 25.44 acres and 8.44 acres (10 towers and shopping complex) has been registered with the Authority as group housing colony vide RC No. 36 of 2018 dated 18.12.2018.

The promoter has applied for phase -2 & 3 admeasuring 1.301 acres and 2.875 acres, total 4.176 acres out of whole license area i.e. 33.08375 acres. Phase 2 comprises of Block 9 & 10, Nursery School 1 & 2, Convenient shopping whereas Phase 3 comprises of Block D and Villa 1 & 2. Block 9 & 10 and Block D falls under license no. 78 of 2010 which was shown as future expansion previously, Villas 1 & 2 are a part of additional license no. 34 of 2024 dated 07.03.2024 whereas changes in the location of nursery school have been noticed as per previously approved layout plan. Further, promoter has submitted the approval of building plans for additional license area vide ZP-663-II/PA(DK)/2025/6649 dated 20.02.2025 valid up to 19.02.2030.

The application for registration of Phase 2 & 3, group housing colony was scrutinized and 1st deficiency notice was issued on 15.05.2025 to the promoter. An opportunity of being heard is scheduled on 19.05.2025.

Proceeding dated: 19.05.2025.

Ms. Nikita Mittal, Planning Executive briefed about the facts of the case. Sh. Vikas Jain (AR), Sh. Chirag Nagpal (AR) and Ms. Kavia Anand (AR) are present on behalf of the promoter.

Sh. Ram Niwas S/o Sh. Roshan Lal (Landowner), Sh. Sumit (Landowner), Sh. Amit (Landowner), Sh. Deepak (Landowner) are present. A public notice to be published in three prominent newspapers, one Hindi and two English newspapers for two weeks w.r.t. revision in the site plan for inviting objections if any along with submission of 2/3rd consent of the allottees submitted regarding revision in building plans. The matter to come up on 02.06.2025.

On 22.05.2025, the promoter has submitted the public notice in three newspapers, three English, "The Tribune", "The Pioneer" and "The Statesman" one Hindi, "The Pioneer" dated 21.05.2025 as per the directions of Authority. Objections to be filed till 30.05.2025.

On 23.05.2025, the promoter has also submitted the public notice in two more newspapers, one English, "The Indian Express" and one Hindi, "Dainik Bhaskar" dated 23.05.2025 as per the directions of Authority. Objections to be filed till 30.05.2025.

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One objection has been received dated 30.05.2025 by Adv. Garv Malhotra to the public notice issued with respect to revision in the site plan stating concerns pertaining to violation of building safety measures and building byelaws.

One more objection has been received dated 02.06.2025 by Poonam Manchanda and Ankur Manchanda to the public notice issued with respect to revision in the site plan.

Proceeding dated: 02.06.2025.

Ms. Nikita Mittal, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case. Sh. Vikas Jain (Director), Sh. Parveen Jain (CMD), Sh. Chirag Nagpal (AR) and Ms. Kavia Anand (AR) are present on behalf of the promoter. Sh. Garv Malhotra (Adv.) and Sh. Yajur Bhola (Adv.) are present on behalf of the complainants. Sh. Bharat Shawen (Resident), Sh. Pulkit Gupta (Resident) and Sh. Kunal Sethi (Resident) are present. Objections on the behalf of allottees were received against the public notice inviting objections in the Authority for which copy of the same to be supplied to the promoter, who may submit the reply against a complaint received from the allottees within a period of one week. Meanwhile, the site of the project was visited by the concerned executive and status of connectivity of the project site with the service road of 60 mtr. wide road is confirmed by the concerned executive along with the construction of two towers (Block 9 and 10) has been started on the site. In view of the above, detailed order shall follow.

The matter to come up on 16.06.2025.

As the copy of the objections by the allottees has been supplied to the promoter against the public notice inviting objections in the Authority, the promoter has submitted the point wise reply to the objections dated 04.06.2025.

On 16.06.2025, The matter is adjourned and to come up on 23.06.2025.

The status of the documents is mentioned below:

<p>23. Present compliance status as on 23.06.2025 deficient documents as observed on scrutiny</p>	<ol style="list-style-type: none"> 1. 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. 2. DPI needs to be corrected. Status: Submitted but needs to be revised. 3. Deficit Fee of Rs. 59,480/-needs to be submitted. Status: Submitted 4. Project report along with the brochure of current project and project photos needs to be submitted. Status: Submitted 5. Land title search report by the Advocate certified on the latest date incorporating the bar enrolment number needs to be submitted. Status: Submitted 6. Mutation, Jamabandi duly certified by revenue officer six months prior to date of application needs to be submitted for the whole area applied. Status: Submitted
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		<p>7. AAI needs to be submitted for whole licensed area. Status: Submitted</p> <p>8. Complete details of license no. 78 of 2010 needs to be provided along with collaboration agreement if any. Status: Submitted</p> <p>9. Approval/NOC from various agencies regarding the external services like road access permission needs to be submitted. Status: The promoter states road access permission is not required as road is already connected. Accordingly, it has been checked as 60m wide road is connected.</p> <p>10. Mining permission needs to be submitted. Status: Undertaking regarding the same has been submitted.</p> <p>11. Area sharing allocated to the landowner and developer in accordance with the collaboration agreement duly signed by both the parties and marked on the approved layout plan needs to be submitted. Status: Submitted</p> <p>12. Comparison sheet regarding the revision in the building plans needs to be submitted in tabular form and to be marked on the plan. Status: Submitted in tabular form but needs to be marked on plan.</p> <p>13. Status of registration of Phase-I along with OC needs to be submitted. Status: The promoter has submitted registration certificate of Tulip Violet (Phase-II). i.e. in Phase-I, 10 towers were registered with RERA along with three OC's dated 31.03.2017, 05.07.2019, 16.10.2019 and 06.06.2023.</p> <p>14. As there are revision in plans the prior written consent from 2/3rd allottees of the project needs to be submitted. Status: The promoter has submitted the 2/3rd consent in which total allottees are 1330, accordingly required 2/3rd consent is 887. As the promoter has submitted the contact details of all the allottees, sample verification of 10% of 2/3rd consent has been done accordingly.</p> <p>15. Forest NOC to be submitted for the whole applied area. Status: Submitted</p> <p>16. Non-encumbrance certificate for whole area needs to be submitted. Status: Submitted</p> <p>17. Allottee related draft documents i.e. Builder Buyer Agreement, needs to be revised. Status: Submitted but needs to be revised.</p> <p>18. Copy of superimposed demarcation plan on approved layout plan needs to be submitted.</p>
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		<p>Status: Submitted</p> <p>19. PERT Chart needs to be revised. Status: Submitted but needs to be revised.</p> <p>20. Draft brochure and draft advertisement need to be submitted. Status: Submitted</p> <p>21. Cost of the land i.e. Rs 630.43 lakhs needs to be clarified according to the area applied for the registration is 7.64375 acres. Additionally, an affidavit outlining the area-sharing model along with compliance of Sec 4(2)(I)(D) with the landowners needs to be submitted. Status: Submitted</p> <p>22. REP II needs to be revised as CC date is missing and completion date is incorrect. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be revised. Status: Submitted</p> <p>23. Original non encumbrance certificate dated 04.04.2025 needs to be submitted along with non-encumbrance certificate of balance area. Promoter affidavit for no loan on the project needs to be submitted. Status: Submitted</p> <p>24. Bank Undertaking dated 22.04.2025 needs to be revised and submitted in original as project name is missing. Status: Submitted</p> <p>25. CA Certificate dated 21.04.2025 of expenditure incurred and to be incurred and CA Certificate of REP-1 (A-H) needs to be revised. Status: Submitted</p> <p>26. Details of financial resources from others mentioned in DPI amounts to Rs 1406.27 lakhs and equity by promoter amounts to Rs 500 lakhs needs to be submitted. Status: Submitted</p> <p>27. Quarterly net cash flow statement, quarterly estimated expenditure and quarterly fund flow statement needs to be submitted. Status: Submitted</p> <p>28. Schedule and Challan of IDC paid for the project 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 submitted. Status: Submitted</p>
24.	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. DPI needs to be corrected.</p> <p>3. Comparison sheet regarding the revision in the building plans needs to be marked on the plan.</p>

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		<p>Status: The promoter has submitted the 2/3rd consent in which total allottees are 1330, accordingly required 2/3rd consent is 887.</p> <p>As the promoter has submitted the contact details of all the allottees, sample verification of 10% of 2/3rd consent has been done accordingly.</p> <p>5. Allottee related draft documents i.e. Builder Buyer Agreement, needs to be revised.</p> <p>6. PERT Chart needs to be revised.</p>
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Ashish

Ashish Dubey
Chartered Accountant

Nikita

Nikita Mittal
Planning Executive

Day and Date of hearing

Monday and 23.06.2025

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceeding dated: 23.06.2025.

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

Sh. Vikas Jain (AR), Sh. Chirag Nagpal (AR) and Ms. Kavia Anand (AR) are present on behalf of the promoter. Sh. Pranav Verma (Adv.), Sh. Yajur Bhola (Adv.), Sh. Apoorv Anmol and Sh. Paritosh Agarwal are present on behalf of the complainants.

Public notices dated 21.05.2025 and 23.05.2025 were issued with respect to the application of the promoter for registration of project wherein objections had been received in the Authority dated 30.05.2025 & 02.06.2025 and the copy of the same were supplied to the promoter. The promoter had submitted the reply to the objections dated 04.06.2025. The objections and reply were discussed/heard in the Authority meeting and Authority during hearing dated 02.06.2025 reserved the same for orders. Accordingly, the Authority has passed the orders separately. The copy of same be supplied to all the concerned.

In respect of the application under section 4, the promoter is directed to submit the remaining deficiencies along with corrections in DPI and A to H.

The matter to come up on 30.06.2025.

(Ashok Sangwan)
Member HARERA

(on EL today i.e. 24-6-25)

(Vijay Kumar Goyal)
Member, HARERA

Arun
(Arun Kumar)
Chairman, HARERA

PROJECT	TULIP VIOLET
PROMOTER	M/S TULIP INFRATECH PVT. LTD.



BEFORE THE HARYANA REAL ESTATE REGULATORY AUTHORITY, GURUGRAM

Name of promoter	M/s Tulip Infratech Pvt. Ltd.
Name of project	Tulip Violet
Location of project	Sector 69 & 70, Gurugram
Date of order	02.06.2025

ORDER

1. The promoter M/s Tulip Infratech Pvt. Ltd. has applied on 23.04.2025 for registration of the Group Housing Project namely "TULIP VIOLET" under section 4 of Real Estate (Regulation and Development), Act 2016.
2. The project pertains to license no. 78 of 2010 dated 15.10.2010 valid up to 14.10.2025 measuring 25.44 acres granted by DTCP to Sh. Amit Sumit Ss/o Sh. Chattar Singh, Sh. Daya Nand S/o Sh. Roshan Lal, Sh. Braham Parkash, Sh. Ram Niwas, Sh. Tek Ram s/o Sh. Kunan Lal, Sh. Balbir S/o Sh. Roshan Lal, Sh. Mukesh s/o Sh. Balbir Singh, Sh. Lalit Kumar s/o Sh. Dayanand, Sh. Mukul Kumar s/o Sh. Tek Chand, M/s Tulip Infratech Pvt Ltd. in collaboration with M/s Tulip Infratech Pvt. Ltd.
3. The building plans were earlier approved by DTCP vide memo no. ZP-663/SD(BS)/2015/12616 dated 15.07.2015 admeasuring 25.44 acres under license no 78 of 2010 dated 15.10.2010 valid upto 14.10.2025 wherein the current area applied for registration was already marked for future expansion. Further, OC has been received for 98,312.83 sqm. vide memo no. ZP-663/SD(BS)/2017/6098 dated 31.03.2017.
4. Accordingly, the promoter has applied for the registration of 10 towers + Shopping complex vide RC No. 36 of 2018 dated 18.12.2018 admeasuring 8.44 acres. Further, OC has been granted for the same vide memo no. ZP-663/SD(DK)/2019/15983 dated 05.07.2019 and ZP-663/SD(DK)/2019/25720 dated 16.10.2019.
5. Thereafter, the approval of building plans granted by DTCP for additional community building and revised building plan of revised building plan of Primary school and 2 no. nursery school falling in group housing colony over an area measuring 25.44 acres vide memo no. ZP-663/AD(RA)/2021/8279 dated 26.03.2021. BR-III mentions that as per the report of STP dated 19.03.2021, public notices dated 09.02.2021 were published in three leading newspapers namely, The Pioneer (Hindi), The Pioneer (English), and Hari Bhoomi



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(Hindi) for which no objection was received. Further, OC has been received for Primary School and Community Building-2 vide memo no. ZP-663-Vol.-II/JD(RA)/2023/17269 dated 06.06.2023.

6. OC received till now is for area measuring 23.18875 acres namely Phase-1.
7. Now, additional license has been granted by DTCP vide license no. 34 of 2024 dated 07.03.2024 valid upto 06.03.2029 measuring 7.64375 acres in sector 69 & 70, Gurugram to Sh. Ram Niwas, Sh. Tek Ram, Sh. Lalit Kumar, Sh. Amit Kumar, M/s Roshan Lal & Sons, M/s Tulip Infratech Pvt. Ltd. in collaboration with Tulip Infratech Pvt. Ltd. The promoter has applied for Phase-2 and Phase-3 of the project admeasuring 4.1760 acres.
8. Further, the provisional Building plans were approved by DTCP vide memo no. 34170 dated 13.11.2024 for purpose of inviting objections/suggestions as per policy dated 25.01.2021 and submit written consent of 2/3rd allottees of colony as per phasing policy dated 24.04.2023. As per the report of STP dated 27.12.2024, a public notice dated 15.11.2024 was published in three leading newspapers namely —The Pioneer (Hindi), The Pioneer (English), and Hari Bhoomi (Hindi). Further, written consent of 1109 nos. of allottees out of total 1330 nos. of existing allottees of the colony had no objections on the building plans. Thereafter, approval of building plan for an additional area measuring 7.64375 acres in group housing colony area measuring 25.44 acres, thereby making a total site area 33.08375 acres was granted by DTCP vide memo no. ZP-663-II/PA(DK)/2025/6649 dated 20.02.2025 and further approval of phasing plan was granted vide memo no. ZP-663-III/PA(DK)/2025/13925 dated 18.04.2025.
9. The entire project comprises of 7 phases as per the phasing plan approved vide memo no. ZP-663-III/PA(DK)/2025/13925 dated 18.04.2025:

Phase wise details			
Phase No.	Area in acres	Nomenclature	Status of registration
Phase- 01	23.18875 acres	TYPE A (Block 3-7, 11,12,14) TYPE B (Block 1-11,21-24), EWS-I, EWS-II, Convenient Shopping, Community Building-1 & 2 and Primary School (OC received)	10 towers + Shopping Complex (8.44 acres) registered

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Phase- 02	1.301 acres	TYPE A-Block 9& 10, Nursery School 1 & 2, Convenient Shopping	Applied for registration
Phase- 03	2.875 acres	Block D, Villa 1 & 2	Applied for registration
Phase- 04	2.577 acres	Block C	To be applied for registration
Phase- 05	1.0 acres	Health Facility	To be applied for registration
Phase- 06	0.75 acres	EWS Block	To be applied for registration
Phase- 07	1.392 acres	Future Expansion	To be applied for registration
Total	33.08375 acres		

10. The promoter has applied for registration of Phase 2 & 3 of the group housing colony which was scrutinized, and 1st deficiency notice was issued on 15.05.2025 to the promoter and an opportunity of being heard was scheduled on 19.05.2025.
11. Further, in proceeding dated 19.05.2025, the Authority directed a public notice to be published in three prominent newspapers, one Hindi and two English newspapers for two weeks with respect to revision in the site plan for inviting objections if any along with submission of 2/3rd consent of the allottees submitted regarding revision in building plans.
12. The promoter has published the public notice in six newspapers, three English, "The Tribune", "The Pioneer" and "The Statesman" dated 21.05.2025, "The Indian Express" dated 23.05.2025 and two Hindi, "The Pioneer" dated 21.05.2025, "Dainik Bhaskar" dated 23.05.2025 inviting objections, if any, to be filed on or before 30.05.2025, 11.00 a.m. to 4.00 p.m.
13. The Authority is in receipt, an objection dated 30.05.2025 on behalf of the allottees regarding registration of the project namely "Tulip Violet" submitted by Adv. Garv Malhotra wherein various concerns have been expressed regarding registration of Phase-02 under License No. 78 of 2010 and proposed changes in the project infrastructure, specifically the addition of two new towers and modifications to existing structures.
14. Gist of the objections dated 30.05.2025 by Adv. Garv Malhotra on the behalf of allottees in the Authority are as follows:
 - i. **Coerced Consent & Illegitimate NOC Acquisition**
The consent provided by the Apartment owners were invalidly obtained through misrepresentation, duress and undue influence. The original NOC was acquired

under duress at the time of purchase and was a mandatory condition for registering the BBA.

ii. Unlawful construction and marketing: RERA Non-compliance

The builder has unlawfully commenced construction and initiated aggressive marketing activities for new towers without obtaining RERA approval and project registration.

iii. Inadequate Common areas and degraded amenity facilities

The existing common area facilities are demonstrably inadequate to serve need of current residents leading severe overcrowding.

iv. Violation of Haryana Building Code and Local Byelaws

The proposed new towers violate prescribed setback requirements causing reduction in light and ventilation.

v. Violation of Sanctioned Plans & Density Norms

The increase in density may lead to overcrowding, loss of privacy.

vi. Non-Compliance with Comprehensive Fire Safety Norms

The existing infrastructure, including access roads, refuge areas and fire fighting systems is not certified to meet heightened safety requirements for proposed addition.

vii. Intrusive New Construction: Threat To Aging Infrastructure and Established Community

The upcoming new towers may cause structural fatigue, new cracks and compromising long term integrity and safety,

viii. Lack of valid resident consent & Mis- Representation of Majority

The concerns of existing residents bearing burden of noise, disruption and infrastructure strain objecting the assertion of 1/3rd consent by more than 1/3rd owners standing against construction of two new towers.

ix. Non-disclosure of facts & concealment of information

Failure in providing timely, comprehensive and accurate information regarding the plans.

x. Existing Structural Defects: Unacceptable Safety Hazard to Residents

New construction on a foundation of compromised quality would not jeopardize long term integrity and safety of entire development.

xi. Impediment To Emergency Services Access

Proposed construction activities create severe impediments to unhindered access of emergency services.

xii. Strain on existing utility connections & Supply Stability

Addition of towers will cause unmanageable strain on utilities leading to reduced supply stability and diminished service quality.

xiii. Risk of Soil Contamination & environmental degradation

Proposed construction presents a significant risk of soil contamination and environmental degradation.

- xiv. **Risk Of Damage to Existing Utility Infrastructure**
Proposed construction may carry an inherent and substantial risk of damaging existing underground utility lines.
- xv. **Critical insufficiency of Car parking**
Existing car parking are insufficient whereas proposed towers will exacerbate the shortage.
- xvi. **Increased Density & Compromised Open spaces /Natural Element**
Proposed construction may lead to severe congestion in a high-density urban zone.
- xvii. **Absence Of Mandatory Environmental Clearance**
No evidence of a valid and publicly vetted EC.
- xviii. **Adverse Impact on Property Rights & Market Value**
Changes or alterations will result in quantifiable reduction of individual usable space.
- xix. **Breach Of Original Promises & Contractual Commitments**
The foundational documents did not contemplate for significant alterations, deviations constitute a material breach of contract.
- xx. **Severe Water Supply Deficiency & Unplanned Augmentation**
Proposed construction will lead to critical shortages and a drastic decline in quality of life for current residents.
- xxi. **In Adequate Sewerage and Storm Water Drainage System**
Deficiency represents risk of sewage overflow, chronic blockages, and public health hazards.
- xxii. **Insufficient Power Backup Capacity (Dg Load)**
No enhancement plan to increasing the DG load capacity has been shared or initiated to meet the additional demand.
- xxiii. **Absence of Approved Circulation & Traffic Management Plan**
No comprehensive plan for increase in traffic and footfall from new towers.
- xxiv. **Unlawful Use of STP Water for Construction**
No permission from HSVP for utilization of STP water for construction activities.
- xxv. **Disproportionate Green Area & Recreational space Reduction**
Proposed construction may lead to severe overcrowding, degradation of amenities.
- xxvi. **Absence Of Adequate & Safe Children's Play Areas**
No provision or plan for creating additional child-friendly play areas.
- xxvii. **Gross Deficiency in Visitor Parking Provisions**
Proposed development fails to allocate new provision for visitor parking.
- xxviii. **Failure To Provide Construction Methodology & Risk Management Plan**
Lack of planning leading to unmitigated risks such as noise pollution, dust, vibrations, safety hazards.
- xxix. **Gross Negligence: Absence Of Safety, Pollution, & Security Protocols**



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Absence of safety protocols, pollution control measures and security plans during proposed construction phases creating negligence of duty.

xxx. Unauthorized Construction Commencement Prior To Approvals

Unauthorized Construction exposes existing residents to unregulated hazards, noise and dust pollution breaching right o safe, peaceful an predictable living environment.

xxxi. Builder's Failure to Hand Over Society Maintenance & Common Areas

Builder has not handed over the common areas and maintenance of society to till date.

xxxii. Paid Club Facilities

Access to club facility situated opposite tulip violet is subject to additional charges contrary to earlier assurances provided by the management.

xxxiii. Doubt Over Claimed Area (33.08375 Acres)

Objection is raised to ensure transparency, regulatory compliance about inclusion of areas that may already have been developed, lapsed or under dispute.

15. In hearing dated 02.06.2025, the Authority directed to supply the copy of objection to the promoter to submit the comments against a complaint received from the allottees within a period of one week.

16. In response to the same, the promoter has submitted a point wise reply dated 04.06.2025 to the objections raised by the allottee(s) to the public notice dated 21.05.2025 by HRERA, Gurugram for registration of the real estate project under Group Housing Colony namely "Tulip Violet" at Sector 69 & 70, Gurugram stating that the objections filed are merely tissues of lie as having no substance at all. Gist of point wise reply submitted by the respondent in the Authority on dated 04.06.2025 are as follows:

i. Coerced Consent & Illegitimate Noc Acquisition

The required consents were voluntarily given by allottees through registered affidavits before the Sub-Registrar. There is no evidence of coercion or fraud; hence, the objection is baseless and motivated.

ii. Unlawful Construction & Marketing: Rera Non-Compliance

No construction activity has taken place prior to obtaining RERA registration. Only preliminary site preparation like leveling and barricading was conducted, which is permissible and not a violation of RERA. Furthermore, no marketing or promotional activities have been carried out by the promoter in relation to the said project.

iii. Inadequate Common Areas & Degraded Amenity Facilities

The complex has been duly designed in strict compliance with applicable Building Byelaws, and the building plans have been scrutinized and approved by the Department of Town and Country Planning, Haryana. The Promoter has carefully planned the services, common areas, and amenities to accommodate both current and future



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development requirements. Hence, the allegations suggesting that future expansions would adversely impact existing facilities are unfounded and lack credibility.

iv. Violation Of Haryana Building Code and Local Bylaws (E.G., Those From DTCP Or HSVP):

The Developer has fully complied with the Haryana Building Code and applicable local by-laws, with no violations committed. The objections raised do not relate to the registration of the project and appear to be an attempt to prejudice the proceedings currently pending before this Hon'ble Authority for the grant of registration.

v. Violation Of Sanctioned Plans & Density Norms (FSI/FAR)

As already submitted, the Developer has not committed any violation of the Haryana Building Code or applicable local by-laws and remains fully compliant with the same. However, the objections raised appear to be baseless and without any factual or legal foundation. Mere unsubstantiated allegations cannot amount to valid objections under law.

vi. Non-Compliance with Comprehensive Fire safety Norms

The building plans have been duly sanctioned as per Haryana Building Code norms, and all necessary approvals, including fire and other statutory clearances, have been obtained by the Promoter. This objection does not relate to project registration and concerns a development that was already disclosed and known to the existing allottees/objectors. Hence, they are now estopped from withdrawing their earlier consent.

vii. Intrusive New Construction: Threat to Aging Infrastructure and Established Community

The objections are baseless and denied, as the upcoming towers were clearly shown as future expansion in the previously sanctioned site plan. The objectors were fully aware and had given registered consents before the Sub-Registrar Office. Hence, they cannot now retract from their sworn affirmations merely to obstruct the project's progress.

viii. Lack of Valid Resident Consent & Misrepresentation of Majority

The consents were lawfully obtained without any misrepresentation, and the allottees voluntarily executed and registered affidavits before the Sub-Tehsil, Badshahpur. Having affirmed their consent under oath, they cannot now retract. Representative copies are enclosed; others are omitted to avoid undue volume.

The consents were validly and voluntarily obtained without any misrepresentation or coercion, and duly registered before the Sub-Tehsil, Badshahpur. Allegations of compulsion are baseless and denied. The Promoter has secured the requisite two-thirds consents as per applicable laws, and the principle of estoppel bars the allottees from now retracting their sworn affirmations.

ix. Non-Disclosure of Material Facts & Concealment of Information

The allegations of non-disclosure and concealment are baseless. The developer properly invited objections by publishing notices in three newspapers, The Pioneer (Hindi), The Pioneer (English), and Hari Bhoomi (Hindi)—dated 15.11.2024, informed all allottees, and made both revised and earlier plans publicly accessible online and at the office. Additionally, the developer obtained the necessary No Objection Certificate from the Senior Town Planner, Gurugram in support of the proposed revisions.

x. Existing Structural Defects: Unacceptable Safety Hazard to Residents

The objections pertaining to the alleged existing structural defects is not maintainable at this stage and are unrelated to the issue concerning the registration of the said project. Such allegations appear to have been raised with the sole intent to prejudice the authority and divert attention from the matter at hand.

xi. Impediment to Emergency Services Access

The objections about hindrance to emergency services are denied. The developer has complied with all safety norms, including obtaining Fire Department approval, and ensures construction is done systematically as per regulations. These allegations are baseless and have no legal merit, with authorities already overseeing allottee interests.

xii. Strain on Existing Utility Connections & Supply Stability

The developer has installed necessary services for future project development, with approvals granted by the Department of Town and Country Planning, Haryana. The approved Service Plan Estimates have been submitted for the records and reference.

xiii. Risk of Soil Contamination & Environmental degradation

The developer strictly complies with all environmental regulations, including waste management and site safety, as done in other projects. However, this objection is unrelated to the project's registration and seems aimed at distracting and prejudicing the Authority's proceedings.

xiv. Risk of Damage to Existing Utility Infrastructure

The objection about potential damage to underground utilities is baseless and denied. The developer is fully aware of existing utilities and will take all necessary precautions to protect them during construction.

xv. Critical Insufficiency of Car Parking

The objection about insufficient car parking is denied. The parking provisions fully comply with applicable norms and have been approved by the Department of Town and Country Planning, Haryana, as part of the revised building plans which inter-alia include adequate provisions for car parking as per the prescribed standards & norms.

xvi. Increased Density & Compromised Open spaces /Natural Element

The objection is denied, as the Department of Town and Country Planning, Haryana, has already examined and approved the building plans. The project complies with prescribed density norms and does not qualify as high-density development.

xvii. Absence of Mandatory Environmental Clearance

The objection is denied, and the objectors are misinterpreting the facts. The developer has already obtained the mandatory Environment clearance, which is on record with the office.

xviii. Adverse Impact on Property Rights & Market Value

The said objection is denied as area under development is part of the original layout and meant for future expansion.

xix. Breach of Original Promises & Contractual Commitments

The objections about a material breach of contract and misrepresentation are completely denied. The developer asserts that all proposed developments, including upcoming towers, were clearly communicated to the previous allottees through brochures and marketing materials. There was no concealment or deviation from what was originally represented, making the allegations baseless and without merit.

xx. Severe Water Supply Deficiency & Unplanned Augmentation

The developer states that the necessary water connection has been obtained from the Gurugram Metropolitan Development Authority (GMDA), which is currently managing the water supply. Additionally, GMDA has assured water provision for the newly added project area, and this assurance has already been submitted to the concerned office.

xxi. Inadequate Sewerage and Storm Water Drainage System

The developer asserts that all existing and upcoming services in the complex comply with the Service Plan Estimates approved and later revised by the Department of Town and Country Planning, Haryana. Hence, the objections raised are factually incorrect and without merit.

xxii. Insufficient Power Backup Capacity (DG Load)

The developer states that the electrical infrastructure complies with all relevant norms and is fully completed. Power backup is available, and allottees can request additional capacity by making the necessary payments under the applicable terms and conditions.

xxiii. Absence of Approved Circulation & Traffic Management Plan

The developer clarifies that the building plans were thoroughly reviewed and duly sanctioned by the Department of Town and Country Planning, Haryana, in compliance with all applicable planning norms and regulations, including the issues now raised.

xxiv. Unlawful Use of STP Water for Construction

The developer states that they have obtained proper approval from the Gurugram Metropolitan Development Authority (GMDA) for using treated water from the STP, and a copy of this approval has already been submitted to the concerned office.

xxv. Disproportionate Green Area & Recreational Space Reduction

The developer affirms that all green area norms have been followed, and the building plans were approved by the Department of Town and Country Planning (DTCP) after proper evaluation.

xxvi. Absence of Adequate & Safe Children's Play Areas

The developer states that the complex has been developed strictly as per the layout plans approved by the Department of Town and Country Planning (DTCP), with designated areas developed accordingly.

xxvii. Gross Deficiency in Visitor Parking Provisions

The developer has submitted that the said complex has been developed strictly in accordance with the layout plans duly approved by the Department of Town and Country Planning (DTCP) and all applicable parking norms have duly been adhered to.

xxviii. Failure to Provide Construction Methodology & Risk Management Plan

The promoter assures that all construction activities shall be carried out in an organized manner, strictly adhering to the required safety measures and guidelines.

xxix. Gross Negligence: Absence of Safety, Pollution, & Security Protocols

The developer affirms that all safety norms and pollution control requirements will be strictly followed, with adequate security measures in place for residents' safety. The objection is unrelated to the project's registration and thus not relevant. Steel sheet barricading has already been installed, and anti-smog guns will be used for dust control.

xxx. Unauthorized Construction Commencement Prior To Approvals

No construction activity has taken place prior to obtaining RERA registration. Only preliminary site preparation like leveling and barricading was conducted, which is permissible and not a violation of RERA. Furthermore, no marketing or promotional activities have been carried out by the promoter in relation to the said project.

xxxi. Builder's Failure to Hand Over Society Maintenance & Common Areas

Developer has already written communications to RWA for coming forward and take the handover of society maintenance and common areas. However, this also does not pertain to registration of the said project with the authority.

xxxii. Paid Club Facilities

The developer clarifies that a free community facility has already been provided within the complex. Any additional community facility is optional and subject to a membership fee, with no obligation on allottees to avail it—membership is entirely at their discretion.

xxxiii. Doubt Over Claimed Area (33.08375 Acres)

The developer states that the detailed phase-wise calculations are clearly outlined in the approved phasing plan, wherein the area allocations for each phase have been categorically specified. Hence, there remains no ambiguity or doubt regarding the claimed area.

17. Further, another objection was filed on date of hearing i.e. 02.06.2025, by Smt. Poonam Manchanda and Shri. Ankur Manchanda regarding proposed registration of Phase 2 & 3 of the project "Tulip Violet" by M/s Tulip Infratech Pvt. Ltd. for which copy of the same is supplied to the promoter.

18. Gist of the objections dated 02.06.2025 by Smt. Poonam Manchanda and Shri. Ankur Manchanda in the Authority are as follows:

i. Failure to Constitute Association of Allottees (AOA)

No association of allottees has been constituted and no notice of elections, meetings, or financial reporting nor any handover of maintenance till date.

ii. Maintenance by Promoter's Sister Concern

Maintenance is unlawfully remained, entity closely associated continues to charge penalties and maintenance activity not handed over to the Association of allottees.

iii. Non-Credit of IBMS & Arbitrary Charges

IBMS remains uncredited, neither statements nor interest disclosures have been provided by the promoter and continued illegal charge of 24% annual interest.

iv. Unauthorized Parking Spaces

The promoter has illegally charged Rs. 25 lakhs per space which is non-refundable, also amounts to double charging for same facility, once in the form of charging on the basis of super areas and again charging separately on the basis of per parking space which is compulsory for each allottee.

v. Delay In Possession and Suppression Before Consumer Fora:

Possession, due in 2013, was delayed by nearly four years without compensation. In Gurgaon, additional delay occurred due to baseless demands exceeding ₹5 lakh, later withdrawn. Despite the delay, no compensation was provided, and the promoter has been stalling consumer forum proceedings.

vi. Super Area Charged Excessively at About 15%

The promoter charged for a tentative super area of 2010 sq. ft., with no final computation shared despite repeated requests. This violates the agreement, which allows for re-computation at the time of possession.

vii. Alleged Expansion Beyond 25.44 Acres

Unilateral expansion from 35.44 acres to 43.05 acres, and further plans for 254 acres, violates the Builder-Buyer Agreement. No proper consent was obtained under Section 14(2)(i) of the RERA Act.

viii. Lack of Two-Third Consent from allottee(s)

Unilateral expansion from 35.44 acres to 43.05 acres, and further plans for 254 acres, violates the Builder-Buyer Agreement. No proper consent was obtained under Section 14(2)(i) of the RERA Act.

ix. Absence of Completion Certificate for Phase-I

Several towers in Phase 1 still lack Completion Certificates. Launching and registering new phases without completing previous ones violates Sections 11(4)(b) and 4(2)(I)(D) of the RERA Act.

x. Lack of Environmental & Fire NOCs

The total built-up area now exceeds the original approvals, yet no updated Environmental Clearance or Fire NOC has been provided for Phases 2 and 3, violating mandatory approval requirements.

xi. Non-Disclosure of Statutory Approvals

The revised building plans (Memo No. ZP-663-1/PA(DK)/2025/6649) have not been disclosed on the HRERA portal or to existing allottees contravening Section 11(1)(a) and Rule 5(l)(k) of Haryana RERA Rules, 2017.

19. In response to the same, the promoter has submitted a point wise reply to the objections raised by the allottee(s) to the public notice dated 21.05.2025 by HRERA, Gurugram for registration of the real estate project under Group Housing Colony namely "Tulip Violet" at Sector 69 & 70, Gurugram stating that the objections raised by the Objectors are a direct replica of issues pending before the Hon'ble National Consumer Disputes Redressal Commission (NCDRC), Delhi.

20. Gist of point wise reply submitted by the respondent in the Authority on dated 04.06.2025 are as follows:

i. Failure to Constitute Association of Allottees (AOA)

The allegations are hypothetical and unfounded. Once the flat was leased from the date of possession, such objections are bound to arise occasionally. Meeting notices are served to

the lessee, and the matter pertains to the internal affairs of the association and flat owners, having no bearing on the pending registration proceedings.

ii. Maintenance by Promoter's Sister Concern

The allegations are baseless and stem from the objectors' animosity due to an ongoing court case and the Promoter's refusal to entertain their unlawful demands. The project's maintenance is being properly managed, and these claims are merely an attempt to derail the registration proceedings.

iii. Non-Credit of IBMS & Arbitrary Charges

The allegations are a mere repetition of hypothetical and baseless claims already made before the Hon'ble National Commission, where the matter remains sub-judice. Hence, the Promoter refrains from further response. It is submitted that these claims cannot hinder the registration of the project, which stands supported by duly executed and registered consents of existing allottees. The objectors, lacking conveyance deeds, are not entitled to raise such objections.

iv. Unauthorized Parking Spaces

Objectors are not legally recognized allottees. Their failure to execute the conveyance deed invalidates the objection.

v. Delay In Possession and Suppression Before Consumer Fora:

Issue is already under adjudication. It has no bearing on the present registration.

vi. Super Area Charged Excessively at About 15%

Allegation is under litigation and has no relevance to registration. Objection appears to be an attempt to gather evidence improperly.

vii. Alleged Expansion Beyond 25.44 Acres

The allegations are primarily driven by animosity and lack legal merit. All statutory compliances have been duly met, and the Director, Town & Country Planning, has already granted licenses after verifying full adherence to applicable mandates by the promoter.

viii. Lack of Two-Third Consent from allottee(s)

The objection is empathetically denied and refuted. The objector must first establish their capacity to raise such concerns. The developer duly invited objections by publishing notices in three leading newspapers, The Pioneer (Hindi), The Pioneer (English), and Hari Bhoomi (Hindi)—dated 15.11.2024 and issued individual intimations to all allottees. Both revised and earlier layout plans were made publicly accessible via the official website and the promoter's office. Additionally, the requisite NOC from the Senior Town Planner, Gurugram, has been duly obtained.



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ix. Absence of Completion Certificate for Phase-I

The objection is empathetically denied and refuted. All requisite certificates pertaining to the tower have been lawfully obtained by the developer. A trespasser, having no legal standing or authority, is not entitled to raise such issues.

x. Lack of Environmental & Fire NOCs

All necessary approvals are in place and have been disclosed.

xi. Non-Disclosure of Statutory Approvals

Denied and refuted by the Promoter.

21. Findings of the Authority

After going through the submissions made by the respective parties and facts of the case as well as pleadings on record, the Authority returns the following findings with respect to both the objections received on 30.05.2025 and 02.06.2025:

- i. The building plans were earlier approved by DTCP vide memo no. ZP-663/SD(BS)/2015/12616 dated 15.07.2015 admeasuring 25.44 acres under license no 78 of 2010 dated 15.10.2010 valid upto 14.10.2025 wherein the current area applied for registration was already marked for future expansion. Further, OC in respect of the same has been received for 98,312.83 sqm. vide memo no. ZP-663/SD(BS)/2017/6098 dated 31.03.2017 and units were handed over to its allottees.
- ii. Accordingly, the promoter has applied for the registration of 10 towers + Shopping complex vide RC No. 36 of 2018 dated 18.12.2018 admeasuring 8.44 acres. Further, OC has been granted for the same vide memo no. ZP-663/SD(DK)/2019/15983 dated 05.07.2019 and ZP-663/SD(DK)/2019/25720 dated 16.10.2019.
- iii. Thereafter, the approval of building plans of additional community building and revised building plan of revised building plan of Primary school and 2 no. nursery school falling in group housing colony over an area measuring 25.44 acres vide memo no. ZP-663/AD(RA)/2021/8279 dated 26.03.2021. BR-III mentions that as per the report of STP dated 19.03.2021, public notices dated 09.02.2021 were published in three leading newspapers namely, The Pioneer (Hindi), The Pioneer (English), and Hari Bhoomi (Hindi) for which no objection was received. Further, OC has been received for Primary School and Community Building-2 vide memo no. ZP-663-Vol.-II/JD(RA)/2023/17269 dated 06.06.2023.
- iv. OC received till now is for area measuring 23.18875 acres namely Phase-1.



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- v. Afterwards, an additional license has been granted by DTCP vide license no. 34 of 2024 dated 07.03.2024 valid upto 06.03.2029 measuring 7.64375 acres in sector 69 & 70, Gurugram to Sh. Ram Niwas, Sh. Tek Ram, Sh. Lalit Kumar, Sh. Amit Kumar, M/s Roshan Lal & Sons, M/s Tulip Infratech Pvt. Ltd. in collaboration with Tulip Infratech Pvt. Ltd. The promoter has applied for Phase-2 and Phase -3 of the project admeasuring 4.1760 acres.
- vi. Further, the provisional Building plans were approved by DTCP vide memo no. 34170 dated 13.11.2024 for purpose of inviting objections/suggestions as per policy dated 25.01.2021 and submit written consent of 2/3rd allottees of colony as per phasing policy dated 24.04.2023. As per the report of STP dated 27.12.2024, a public notice dated 15.11.2024 was published in three leading newspapers namely —The Pioneer (Hindi), The Pioneer (English), and Hari Bhoomi (Hindi). Further, written consent of 1109 nos. of allottees out of total 1330 nos. of existing allottees of the colony had no objections on the building plans. Thereafter, approval of building plan for an additional area measuring 7.64375 acres in group housing colony area measuring 25.44 acres, thereby making a total site area 33.08375 acres was granted by DTCP vide memo no. ZP-663-II/PA(DK)/2025/6649 dated 20.02.2025 and further approval of phasing plan was granted vide memo no. ZP-663-III/PA(DK)/2025/13925 dated 18.04.2025.
- vii. The objections received in the Authority are primarily related to the violation of Section 14(2) of the Act of 2016 and the concerns pertaining to violation of building safety measures and building byelaws.
- viii. Section 14(2)(ii) of the Act, 2016 mandates previous written consent of at least two-thirds of the allottees before making any alterations or additions in the sanctioned plans, layout plans and specifications of the buildings or the common areas within the project. The promoter has submitted the written consents of total 1330 allottees which is more than 2/3rd existing allottees in terms of Section 14(2)(ii). The Authority observes that the objectors have stated that the consents were obtained under coercion at the time of purchase/BBA. In this regard, no such complaint is stated to have been filed with respect to coercion or unfair practice against the promoter with respect to the above.
- In addition to above, the promoter has submitted the consents voluntarily given by of all 1330 allottees through registered affidavits before the Sub-Registrar.



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- ix. So far as the issues pertaining to violation of building safety measures and building byelaws are concerned, the objectors may take up the same before the respective competent authorities in this regard. As alleged, issues regarding any structural defect or any other defect in workmanship, quality or provision of services, Section 14(3) of the Act of 2016 provides as under:


14(3) In case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the promoter as per the agreement for sale relating to such development is brought to the notice of the promoter within a period of five years by the allottee from the date of handing over possession, it shall be the duty of the promoter to rectify such defects without further charge, within thirty days, and in the event of promoter's failure to rectify such defects within such time, the aggrieved allottees shall be entitled to receive appropriate compensation in the manner as provided under this Act.

- x. Some objections pertain to reliefs with respect to alleged violations under the Act, 2016 like delay in Possession, super area charges, etc. In this regard, the allottees are free to seek appropriate remedy under the provisions of the Act, 2016 or the relevant forum.
- xi. In view of the above, the objections are not maintainable.

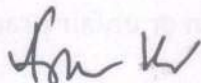
Ordered accordingly dated 23.06.2025.


(Ashok Sangwan)

Member, HARERA


(Vijay Kumar Goyal)

Member, HARERA



(Arun Kumar)

Chairman, HARERA