

Hearing brief for project registration u/s 4

S.No.	Particulars	Details	
1.	Name of the project	Alura	
2.	Name of the promoter	M/s Pioneer Urban Land and Infrastructure Ltd.	
3.	Nature of the project	Commercial Colony	
4.	Location of the project	Sector-62, Gurugram	
5.	Legal capacity to act as a promoter	License Holder	
6.	Name of license holder	M/s Pioneer Urban Land and Infrastructure Ltd.	
7.	Status of project	New	
8.	Whether registration applied for whole/phase	Phase 2	
9.	Completion date as mentioned in REP-II	01.01.2034	
10.	Online application ID	RERA-GRG-PROJ-2049-2025	
11.	QPR Compliances	N/A	
12.	4(2)(I)(D) Compliances	N/A	
13.	4(2)(I)(C) Compliances	N/A	
14.	Status of change of bank account	N/A	
15.	Details of proceedings pending against the project	N/A	
16.	RC Conditions Compliances	-	
17.	License no.	239 of 2007 dated 25.10.2007 241 of 2007 dated 25.10.2007 199 of 2008 dated 08.12.2008	valid upto 24.10.2029. valid upto 24.10.2029. valid upto 07.12.2025
18.	Total licensed area	24.4778 acres	Area to be registered 6.99 acres
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	239 of 2007 dated 25.10.2007 241 of 2007 dated 25.10.2007 199 of 2008 dated 08.12.2008
	ii)	Zoning Plan Approval	DRG. No. DGTCP- 7253 dated 28.11.2019
	iii)	Layout plan Approval	DRG No. DTCP-204002 dated 22.07.2024
	iv)	Building Plan Approval	ZP-338-II/PA(DK)/2025/31457 dated 13.08.2025 valid upto 12.08.2027
	v)	Environmental Clearance	SEAC/HR/2024/028 dated 24.01.2025

	vi)	Airport height clearance	PALM/NORTH/B/022824/928540 dated 26.09.2024
	vii)	Fire Scheme Appraisal	FS/2025/1372 dated 01.10.2025
	viii)	Service plan and estimate approval	Not Submitted
20.	Fee details		
	Registration fee		Commercial: 151998.277 *3.65* 20 = Rs 1,10,95,874/-
	Processing fee		151998.277 x 10 = Rs. 15,19,983/-
	Late fee		(Late fee will be calculated as per old FAR as Building plan approval was granted for license no. 239 of 2007 over an area 3.03725 acres, 12291.32 sqm vide Memo No. ZP-338-F/AD(RA)/2014/24748 dated 22.10.2014) (21494.93*1.75*20) = (Rs. 7,52,323/-) =700% * Rs. 7,52,323/- =Rs 52,66,261/-
	Total		Rs 1,78,82,118/-
21.	DD amount		Rs. 1,26,16,000/-
	DD no. and date		500008 dated 28.08.2025
	Name of the bank issuing		ICICI Bank
	Deficient amount		Rs. 52,66,118/-
22.	Total Project cost		Rs 3059.51 crs
23.	Expenditure incurred		Rs 280.32 crs
24.	Expenditure to be Incurred		Rs 2779.19 crs
25.	Total No. of Units		243 units
26.	File Status		Date
	File received on		04.09.2025
	First notice Sent on		26.09.2025
	First hearing on		29.08.2025 (adjourned)
	Second hearing on		13.10.2025
27.	Case History:-		
	<p>The promoter M/s Pioneer Urban Land and Infrastructure Ltd. has applied for the registration of real estate project namely "Alura" located at Sector-62, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 98075 dated 04.09.2025 and RPIN-952. The Temp I.D. of REP - I (Part A-H) is RERA-GRG-PROJ-2049-2025. The project area for registration is 6.99 acres out of the licensed area i.e., 24.4778 acres.</p>		



<p>The project area applied for registration comprises of three licenses vide License no's - 239 of 2007 dated 25.10.2007 valid upto 24.10.2029 over an area measuring 3.03725 acres in favour of M/s Pioneer Urban Land and Infrastructure Ltd. , 241 of 2007 dated 25.10.2007 valid upto 24.10.2029 over an area measuring 3.0 acres in favour of M/s Pioneer Urban Land and Infrastructure Ltd. and 199 of 2008 dated 08.12.2008 valid upto 07.12.2025 over an area measuring 0.953 acres in favour of M/s Pioneer Profin Ltd. and M/s Pioneer Urban Land and Infrastructure Ltd. making a total of 6.99 acres (Phase-2).</p> <p>It is observed that building plan for license no. 239 of 2007 measuring 3.03725 acres has been approved previously by DTCP vide Memo No. ZP-338-F/AD(RA)/2014/24748 dated 22.10.2014.</p> <p>Then, final approval of allocating FAR of 350 under TOD Policy for commercial colony had been granted over an area measuring 24.47775 acres vide Memo No. LC-1177/JE(SB)/2023/40076 dated 21.11.2023. Further, the phasing plan has been approved by DTCP vide Memo No. ZP-338-B-II/PA(DK)/2025/29094 dated 29.07.2025.</p> <p>Now, building plan approval for Phase-2 part of Commercial colony has been granted by DTCP Vide Memo No. ZP-338-II/PA(DK)/2025/31457 dated 13.08.2025 valid upto 12.08.2027.</p> <p>The application for registration was scrutinized and 1st deficiency notice is to be issued to the promoter. An opportunity of being heard is scheduled on 04.09.2025.</p> <p>On 19.09.2025, the promoter has submitted the public notice in three newspapers, two English, "The Tribune" & "Hindustan Times" and one Hindi, "Dainik Bhaskar" dated 12.09.2025 as per the directions of Authority. Objections to be filed till 26.09.2025.</p> <p>No Objections received till 29.09.2025.</p> <p>On 29.09.2025, The matter is adjourned and to come up on 13.10.2025.</p> <p>The status of the documents is mentioned below:</p>	
<p>28. Present compliance status as on 13.10.2025 of the deficiencies as observed in the scrutiny</p>	<ol style="list-style-type: none">1 The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Submitted but needs to be revised.2 Online DPI needs to be corrected. Status: Submitted but needs to be revised.3 Project report along with brochure of current project and project photos needs to be submitted. Status: Submitted4 Mutation duly certified by revenue officer not more than 6 months prior to the date of application needs to be submitted. Status: Submitted5 The licenses vide no. 239 of 2007 dated 25.10.2007 admeasuring 3.03725 acres, 241 of 2007 dated 25.10.2007 admeasuring 3.00 acres and 199 of 2008 dated 08.12.2008 admeasuring 0.953 acres are granted by DTCP. You are, therefore, required to provide the status as to why the registration of the project pertaining to above licenses have not been obtained till date. You

are further required to provide the details of sold and unsold inventory along with the status of development works on site.

Status: The promoter has submitted a clarification regarding the same stating that since grant of these licenses, the promoter has not launched any project activity on the licensed land, no development work has been carried out nor have any third-party rights been created till date.

The building for license no. 239 of 2007 dated 25.10.2007 admeasuring 3.03725 acres has been approved by DTCP dated 22.10.2014 but the promoter submits an affidavit from a Director declaring no sale, no third party rights created, no development activity is carried out.

The promoter also states that the matter was earlier reviewed in HARERA Authority through suo-moto complaint (RERA-GRG-6389-2019 & RERA-GRG-6388-2019) in which as per proceedings, the promoter has submitted that they have got an approved TOD permission on 21.11.2023 and it is in process of getting approval of building plan. The promoter has submitted an affidavit declaring that no third-party rights has been created till date and there is no development of the project site. Hence, the matter was disposed off.

- 6 As previously approved building plan needs to be submitted for the area applied for registration, accordingly fees will be calculated and deficit fee if any will be conveyed after clarification on area to be applied.

Status: Deficit fee of Rs. 52,66,118/- needs to be submitted.

- 7 Legal capacity for the applicant promoter viz-a-viz licenses vide no. 239 of 2007, 241 of 2007 and 199 of 2008 needs to be clarified along with supporting documents.

Status: The promoter has submitted a clarification regarding the legal capacity viz-a-viz licenses vide no. 239 of 2007, 241 of 2007 and 199 of 2008 stating that M/s Pioneer Urban Land and Infrastructure Ltd. has been incorporated as a limited company since its inception and has never been a private limited company at any point of time. The chronology of incorporation and name changes are:

1. Incorporated as Suvidha Industrials Limited on 31.01.1985.
2. Name changed to Pioneer Profin Limited on 24.06.1985.
3. Name further changed to Pioneer Urban Land and Infrastructure Limited on 30.11.2005.

The promoter also states the clarification on Typographical Error in which the mention of "Pvt. Ltd." in some earlier records or references was a typographical error, which has already been rectified in the most recently renewed license copy and a verification from MCA records has been enclosed. Further, the promoter states that M/s Pioneer Urban Land and Infrastructure Limited is the valid and rightful entity

		<p>holding the aforementioned licenses, and the legal capacity of the applicant promoter is duly established.</p> <p>8 As there are revision in plans the prior written consent from 2/3rd allottees of the project needs to be submitted. Status: The promoter states that there has been no revision in building plan and no sale, and no third-party rights have been created and no marketing activities have eve been undertaken. Hence, there are no existing allottees in the project. Therefore, 2/3rd consent from allottees is not applicable.</p> <p>9 As per revisions seen in plan, the changes made in the plans needs to be submitted in tabular form and duly marked on the plans. Status: The promoter states that there has been no revision in the building plan and BR-III was issued accordingly, which does not reflect any mention of revision.</p> <p>10 Approval/NOC from various agencies regarding the external services like storm water drainage, road access permission needs to be submitted. Status: Submitted and for road access, the site connected to a proposed 24 m wide road which is further connected to 60m wide road namely" Senapati Pratap Rao Gurjar Marg".</p> <p>11 Fire scheme approval needs to be provided. Status: Submitted</p> <p>12 Service plan and estimates approval needs to be submitted. Status: Not Submitted, the promoter has applied for the same dated 26.08.2025.</p> <p>13 Draft Allotment letter and Agreement for Sale needs to be submitted as per the prescribed format. Status: Submitted</p> <p>14 Draft Conveyance deed and payment receipt needs to be submitted. Status: Submitted</p> <p>15 Mining permission needs to be submitted. Status: Submitted an affidavit stating that the promoter will obtain mining permit as and when mining work for project is commenced.</p> <p>16 Pert Chart/Project progress report needs to be submitted. Status: Submitted</p> <p>17 Draft Brochure and Advertisement needs to be submitted. Status: Submitted</p> <p>18 Cost of the land amounts to Rs 1970.27 lakhs needs to be clarified according to the area applied for the registration is 6.9902 acres. Status: Submitted but cost of land needs to be clarified.</p> <p>19 Details of financial resources from equity amounts to Rs 28032.08 lakhs, and any other cost amounts to Rs 81476.99 lakhs mentioned in DPI needs to be submitted. Affidavit of no loan on the project needs to be submitted. Charge Form (CHG) needs to be submitted.</p>
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		<p>Status: Submitted but clarification for any other cost amounts to Rs 81476.99 lakhs mentioned in DPI needs to be submitted.</p> <p>20 Original non-encumbrance certificate not below the rank of tehsildar dated 12.08.2025 needs to be submitted. Status: Submitted but as NEC dated 07.08.2025 land is encumbered u/s 4 & 6.</p> <p>21 Original CA Certificate of net worth on latest date as previously dated was 31.03.2024 needs to be submitted. Status: Submitted</p> <p>22 Challan and schedule of EDC & IDC paid for the project needs to be submitted. Status: Submitted</p> <p>23 Project Report, Quarterly net cash flow, quarterly estimated expenditure and quarterly fund flow statement needs to be submitted. Status: Submitted</p>
29.	Remarks	<p>1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. The licenses vide no. 239 of 2007 dated 25.10.2007 admeasuring 3.03725 acres, 241 of 2007 dated 25.10.2007 admeasuring 3.00 acres and 199 of 2008 dated 08.12.2008 admeasuring 0.953 acres are granted by DTCP. You are, therefore, required to provide the status as to why the registration of the project pertaining to above licenses have not been obtained till date. You are further required to provide the details of sold and unsold inventory along with the status of development works on site. Status: The promoter has submitted a clarification regarding the same stating that since grant of these licenses, the promoter has not launched any project activity on the licensed land, no development work has been carried out nor have any third-party rights been created till date. The building for license no. 239 of 2007 dated 25.10.2007 admeasuring 3.03725 acres has been approved by DTCP dated 22.10.2014 but the promoter submits an affidavit from a Director declaring no sale, no third party rights created, no development activity is carried out. The promoter also states that the matter was earlier reviewed in HARERA Authority through suo-moto complaint (RERA-GRG-6389-2019 & RERA-GRG-6388-2019) in which as per proceedings, the promoter has submitted that they have got an approved TOD permission on 21.11.2023 and it is in process of getting approval of building plan. The promoter has submitted an affidavit declaring that no third-party rights has been created till date and there is no development of the project site. Hence, the matter was disposed off.</p>



	<p>4. As previously approved building plan needs to be submitted for the area applied for registration, accordingly fees will be calculated and deficit fee if any will be conveyed after clarification on area to be applied. Status: Deficit fee of Rs. 52,66,118/- needs to be submitted.</p> <p>5. Legal capacity for the applicant promoter viz-a-viz licenses vide no. 239 of 2007, 241 of 2007 and 199 of 2008 needs to be clarified along with supporting documents. Status: The promoter has submitted a clarification regarding the legal capacity viz-a-viz licenses vide no. 239 of 2007, 241 of 2007 and 199 of 2008 stating that M/s Pioneer Urban Land and Infrastructure Ltd. has been incorporated as a limited company since its inception and has never been a private limited company at any point of time. The chronology of incorporation and name changes are:</p> <ol style="list-style-type: none">1) Incorporated as Suvidha Industrials Limited on 31.01.1985.2) Name changed to Pioneer Profin Limited on 24.06.1985.3) Name further changed to Pioneer Urban Land and Infrastructure Limited on 30.11.2005. <p>The promoter also states the clarification on Typographical Error in which the mention of "Pvt. Ltd." in some earlier records or references was a typographical error, which has already been rectified in the most recently renewed license copy and a verification from MCA records has been enclosed.</p> <p>Further, the promoter states that M/s Pioneer Urban Land and Infrastructure Limited is the valid and rightful entity holding the aforementioned licenses, and the legal capacity of the applicant promoter is duly established.</p> <p>6. As there are revision in plans the prior written consent from 2/3rd allottees of the project needs to be submitted. Status: The promoter states that there has been no revision in building plan and no sale, and no third-party rights have been created and no marketing activities have ever been undertaken. Hence, there are no existing allottees in the project. Therefore, 2/3rd consent from allottees is not applicable.</p> <p>7. As per revisions seen in plan, the changes made in the plans needs to be submitted in tabular form and duly marked on the plans. Status: The promoter states that there has been no revision in the building plan and BR-III was issued accordingly, which does not reflect any mention of revision.</p> <p>8. Service plan and estimates approval needs to be submitted. Status: Not Submitted, the promoter has applied for the same dated 26.08.2025.</p> <p>9. Mining permission needs to be submitted.</p>
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		<p>Status: Submitted an affidavit stating that the promoter will obtain mining permit as and when mining work for project is commenced.</p> <p>10. Cost of the land amounts to Rs 1970.27 lakhs needs to be clarified according to the area applied for the registration is 6.9902 acres.</p> <p>11. Details of financial resources from equity amounts to Rs 28032.08 lakhs, and any other cost amounts to Rs 81476.99 lakhs mentioned in DPI needs to be submitted. Affidavit of no loan on the project needs to be submitted. Charge Form (CHG) needs to be submitted.</p> <p>12. Original non-encumbrance certificate not below the rank of tehsildar dated 12.08.2025 needs to be submitted.</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 are found to be in order except the deficiencies mentioned at S. No. 29. It is recommended that the Authority may consider the grant of registration subject to the submission of above deficit documents.



(Ashish Dubey)
Chartered Accountant



(Nikita Mittal)
Planning Executive

Day and Date of hearing	Monday and 13.10.2025
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 13.10.2025.

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

Sh. Manish Periwal (Chairman & MD), Sh. Rakesh Bohra (AR), Sh. Vikas Sharma (AGM) and Sh. Vikram Khatter (Sr. Manager) are present on the behalf of the promoter.

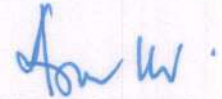
The promoter is directed to submit the revised NEC in which clarification is needed from tehsildar regarding the encumbrance of land u/s 4 & 6 of the Land Acquisition Act. Meanwhile, it is directed to submit the deficit fee as conveyed along with the remaining deficit documents.

The Authorized Representative of the promoter submits that presently, approved service plans and estimates is under process and the said approval has not yet been obtained as on date. Further, the AR of the promoter undertakes to obtain and submit approved Service Plans and Estimates within 4 months from the date of grant of registration. Further, he undertakes to submit a Demand Draft / Bank Guarantee amounting to Rs 25 lakhs, as a security deposit for timely compliance with the above requirement. It is also expressly undertaken that in the event of failure to obtain and submit the aforesaid approval within the stipulated time, the said security amount shall be liable to be forfeited by the Authority.

The Authority has taken note of the submissions made by the Authorized Representative of the promoter regarding the non-availability of the aforesaid statutory approval as on date. In view of the above, and in the interest of regulatory compliance, the Authority hereby directs that the promoter shall submit a Demand Draft / Bank Guarantee amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only), in favour of the Authority, as security amount for timely submission of the same within 4 months from the date of grant of registration.

In the event of non-submission of any of the above approval within the prescribed time, the said security amount shall stand forfeited by the Authority, and such failure may also attract additional regulatory action as permissible under the Act of 2016, rules and regulations made thereunder.

In view of the above, the registration of the said project is approved as proposed subject to rectification of remaining deficiencies. The registration certificate shall be issued after compliance with the remaining deficiencies mentioned above and necessary corrections in form A to H and DPI.



(Arun Kumar)
Chairman, HARERA

