

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी. डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

Project - Omara
Promoter - M/s Trehan Promoters and Builders Private Limited.
Hearing brief for registration of Project u/s 4

S.No	Particulars	Details		
1.	Name of the project	Omara		
2.	Name of the promoter	M/s Trehan Promoters and Builders Private Limited. (Allotment from HSIIDC)		
3.	Brief of the promoter	M/s Trehan promoters and builders private limited has been incorporated vide dated 03/06/1994 at registered address E-26, Panchshila Park, New Delhi, 110017. Mr. Aman Trehan, Mrs Sunita Trehan and Mr. Abhishek Trehan are directors of the promoter company.		
4.	Nature of the project	Group Housing Colony		
5.	Location of the project	Sector -80, Gurugram.		
6.	Legal capacity to act as a promoter	Conveyance Deed Holder.		
7.	Name of the license holder	N/A		
8.	Name of the collaborator (if any)	N/A		
9.	Name of the Conveyance Deed Holder (if any)	M/s Trehan Promoters and Builders Private Limited.		
10.	Status of project	New		
11.	Whether registration applied for whole	Whole		
	Phase no. applied	N/A		
	Nature of phase	N/A		
12.	Online application ID	RERA-GRG-PROJ - 2092 -2025		
13.	License no.	N/A		
14.	Total licensed area	5.08 acres	Area to be registered	5.08 acres
15.	Projected completion date	31.12.2032		
16.	QPR Compliances (if applicable)	N/A		
17.	4(2)(I)(D) Compliances (if applicable)	N/A		
18.	4(2)(I)(C) Compliances (if applicable)	N/A		
19.	Status of change of bank account	N/A		
20.	Details of proceedings pending against the project	N/A		
21.	RC Conditions Compliances (if applicable)	N/A		
22.	Total Project cost	Rs. 1300.37 Cr		
23.	Project expenditure so far	Rs 250.21 Cr		
24.	Estimated expenditure for completion so far	Rs. 1050.16 Crore		

Email : hareragurugram@gmail.com, reragurugram@gmail.com, Website : www.harera.in
 An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
 Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अर्हत गठित प्राधिकरण

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25.	Total no of towers	3 i.e., A (G+45), B(G+45), C(G+45)
26.	Total no of units	320 units, 41 servant rooms and 781 parking.
27.	Statutory approvals either applied for or obtained prior to registration	
	S.No	Particulars
		Date of approval
		Validity up to
	i)	License Approval
		N/A
	ii)	Allotment letter
		Memo No. HSIIDC:265-269 dated 15.03.2024 HSIIDC:260 dated 11.03.2024
	iii)	Zoning Approval Plan
		HSIIDC/IPD/1703 dated 20.11.2025.
	iv)	Building Approval plan
		HSIIDC/IPD/IMT/M/2025/15 44 dated 26.12.2025
		25.12.2030.
	v)	Environmental Clearance
		Not Submitted
	vi)	Airport clearance height
		PALM/NORTH/B/083024/12 01470 dated 29.08.2025
		28.08.2033
	vii)	Fire approval scheme
		Not Submitted.
	viii)	Service plan and estimate approval
		Not Applicable.
28.	Fee Details	
	Registration fee	Residential- 74,927.1 x 3.65 x 10 = Rs. 27,34,839/- Commercial 102.79 x 3.65 x 20 = Rs. 7504/- Total = 27,34,839 + 7504 = Rs 27,42,343/-
	Processing fee	75029.89 x 10 = Rs. 7,50,299/-
	Late fee	N/A
	Total	27,42,343 + 7,50,299 Rs. 34,92,642/-
	DD amount	Rs 7,50,250/- Rs. 27,50,500/- Total - Rs. 35,00,750/-
	DD no. and date	518795 dated 30.12.2025 518796 dated 30.12.2025
	Name of the bank issuing	ICICI Bank
	Deficient amount	34,92,642 - 35,00,750 Rs -8108/- (NIL)
29.	File Status	Date
	File received on	31.12.2025
	Deficiency Notice	13.01.2026
	Documents Submitted on	14.01.2026
	First hearing on	19.01.2026
30.	Case History:	
	The Promoter M/s Trehan Promoters and Builders Private Limited (Allotment from HSIIDC) who is a Conveyance Deed Holder applied for the registration of real estate project Group Housing Colony namely "Omara" located at Sector -80, Gurugram under section 4 of the Real	

Promoter - M/s Trehan Promoters and Builders Private Limited.

Estate (Regulations and Development) Act, 2016 dated 05.12.2025 and RPIN-1009. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-2092-2025. The project area for registration is 5.08 Acres.

The application for registration of e Group Housing Colony (was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/1009 dated 13.01.2026 was issued to the promoter with an opportunity of being heard on 19.01.2026.

Brief facts of the project are :-

1. The Lands admeasuring 2.540 acres (10279.36 sqmtr.) (GH Plot No. GH- 3B) and 2.540 acres (10279 sqmtr.) (GH Plot No. GH - 3C) were allotted by HSIIDC (Haryana State Industrial & Infrastructure Development Corporation. Limited) through Allotment Memo No. HSIIDC:265-269 dated 15.03.2024 and HSIIDC:260 dated 11.03.2024 to M/S Trehan Promoters and Builders Private Limited for setting up a Group Housing Colony in Sector-80, Gurugram.
2. The conveyance deed of the above said lands has been executed vide No. 3546 dated 20.06.2024 and No. 809 dated 23.04.2024 respectively.
3. Thereafter, the combined revised zoning has been passed by HSIIDC vide memo no HSIIDC/IPD/1703 dated 20.11.2025.
4. The building plans has been approved by HSIIDC vide memo no HSIIDC/IPD/IMT/M/2025/1544 dated 26.12.2025.
5. Now, the promoter i.e., M/s Trehan Promoters and Builders Private Limited has approached the Haryana Real Estate Regulatory Authority, Gurugram, for the registration of the project namely "Omara" over an area measuring 5.08 acres in the Sector-80, Gurugram

The promoter has published the public notice in 3 newspapers dated 04.01.2026 i.e., 2 English (Hindustan Times, Times of India) and 1 Hindi (Dainik Bhaskar).

The site of the project was visited physically on 14.01.2026 by the concerned Associate Engineer Executive and it has been noted that project namely "Omara" is a Group Housing Colony has an access through existing 24m road and further barricading has been done at the site and sales office has been constructed also.

31.	Present compliance status as on 19.01.2026 of deficit documents conveyed through notice dated 13.01.2026.	<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 need to be revised. 2. Online DPI needs to be corrected. Status - Submitted but need to be revised. 3. REP-II needs to be revised. Status - Submitted. 4. Environment Clearance needs to be submitted. Status - Not Submitted and applied on 31.12.2024. 5. Fire Scheme approval needs to be submitted. Status - Not Submitted and applied on 30.12.2025. 6. Mining Permission needs to be submitted.
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Promoter - M/s Trehan Promoters and Builders Private Limited.

		<p>Status - Not Submitted.</p> <p>7. As per the approved site plan, a 66 kV HT line is passing through the project land. The promoter is required to submit the current status of shifting/relocation of the said 66 kV HT line. In case the HT line has not been shifted, a notarized affidavit from the Director shall be submitted, clearly affirming that no third-party rights shall be created in respect of the area affected by the HT line/tower C until the removal of same.</p> <p>Status - Affidavit Submitted through Director.</p> <p>8. The details of ongoing litigation in the past five years in relation to the real estate projects developed or being developed by the promoter in the State, if any, in accordance with Rule 14(1)(a)(iii) of the Haryana Real Estate (Regulation and Development) Rules, 2017 in the format provided under Annexure- C of the Rules, 2017 need to be submitted.</p> <p>Status - The promoter has submitted an undertaking that there is "No Litigation" on the aforesaid project land w.r.t its title, ownership and possession.</p> <p>However, one complaint/litigation bearing number O.A. No. 81/2025 has been filed by one Mr. Satish Kumar Goyal before the Hon'ble National Green Tribunal, New Delhi ("NGT") alleging unauthorized construction and non-compliance with environmental norms which is not maintainable on facts and law. It pertains to temporary site office which has been constructed after taking prior approval from HSIIDC vide letter dated 10.01.2025. The next date of hearing is 20.01.2026.</p> <p>9. Draft allottee documents i.e., Allotment letter, BBA, Conveyance deed needs to be revised.</p> <p>Status - Submitted.</p> <p>10. Draft brochure needs to be revised.</p> <p>Status - Submitted.</p> <p>11. Original bank undertaking needs to be submitted along with the remove of line "without any liability to bank".</p> <p>Status - Submitted.</p> <p>12. Others in financial resources needs to be submitted.</p> <p>Status - Submitted.</p> <p>13. Affidavit regarding no loan on project land needs to be submitted.</p> <p>Status - Submitted.</p> <p>14. CHG form needs to be submitted.</p> <p>Status - Submitted.</p>
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		15. Loan sanction, disbursement and repayment schedule needs to be submitted. Status - Submitted. 16. NOC from lender needs to be submitted. Status - Submitted.
32.	Remarks	1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. 2. Online DPI needs to be corrected. 3. Environment Clearance needs to be submitted. 4. Fire Scheme approval needs to be submitted. 5. Mining Permission needs to be submitted.

Recommendations:

The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except correction in A to H, corrections in online DPI, Approved Fire Scheme, Environment Clearance and mining permission.

The promoter shall submit the BG/DD amounting to Rs. 25 lakhs as a security amount for submission of Approved Fire Scheme, Environment Clearance within 4 months from the grant of registration and mining permission before the commencement of the construction at site.

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

Asha
Asha

Chartered Accountant

Shashank

Shashank Sharma
Associate Engineer Executive

Day and Date of hearing

Monday and 19.01.2026

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 19.01.2026.

Sh. Shashank Sharma, Associate Engineer Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

Sh. Abhishek Trehan (Director), Sh. Gautam Patra (Project), Sh. Bibhash (AR) are present on behalf of promoter.

The Authorized Representative of the promoter submits that the subject land was purchased in the year 2024 through e-auction conducted by HSIIDC. It was further submitted that, as per the approved site plan, a 66 kV HT line is passing through the project land, which is required to be shifted/relocated by HSIIDC. The promoter undertakes that no third-party rights of any nature shall be created by the Promoter/Company/Empaneled Channel Partners in respect of the area affected by the said HT line until such shifting/relocation is carried out. At present, the approved Environmental Clearance, Fire Scheme Approval, and Mining Permission are under process and have not been obtained as on date. The Authorized Representative of the promoter further undertakes to obtain and submit:

- The Approved Environmental Clearance & Fire Scheme Approval within 4 months from the date of grant of registration; and
- Mining permission before the start of construction.

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Further, he undertakes to submit two Demand Drafts/Bank Guarantees amounting to Rs. 25 lakhs each, as a security deposit for timely compliance with the above requirements at point (i). It is also expressly undertaken that in the event of failure to obtain and submit the aforesaid approvals within the stipulated time frames, the said security amount(s) 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 approvals as on date. In view of the above, and in the interest of regulatory compliance, the Authority hereby directs that the promoter shall submit two separate Demand Drafts/ Bank Guarantees, each amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only), in favor of the Authority, as security amounts for timely submission of the following approvals:

- a. Fire Scheme Approval: within 4 months from the date of grant of registration; and
- b. Approved Environmental Clearance: within 4 months from the date of grant of registration.

In the event of non-submission of any of the above approvals within the prescribed time frames, the corresponding 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. The promoter shall submit the Mining Permission prior to commencement of construction at the site. Further, the promoter is hereby directed not to create any third-party rights of any nature whatsoever in respect of Tower-C or the area affected by the 66 kV HT line until the complete removal/shifting of the said HT line. A condition to this effect shall also be incorporated in the Registration Certificate.

Approved as proposed subject to rectification of deficiencies mentioned above at S.No.32

The Registration Certificate shall be issued after submission of remaining deficiencies mentioned above including correction in A-H form, Online DPI and submission of two DD's/BG's of Rs. 25 lakhs each for submission of Fire Scheme approval and Approved Environmental Clearance within the timeframe mentioned above.

(Arun Kumar)
Chairman, HARERA