

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details		
1.	Name of the project	Birla Arika Phase 2		
2.	Name of the promoter	M/s Birla Estates Pvt. Ltd.		
3.	Brief of the Promoter	M/s Birla Estates Private Limited has been incorporated 26/12/2017 at corporate address at BIRLA AURORA, LEVEL 8, DR. Annie Besant Road, Worli, Mumbai City, Mumbai, Maharashtra, India, 400030. Mr. Rajendra Kumar Dalmia, Mr. Karat Tazhtetil Jithendran, Ms. Anusha Chandrashekhar, Ms. Preeti Vyas and Mr. Keyur Sanat Shah are the directors, CEO, CFO and company Secretary of the promoter company.		
4.	Nature of the project	Group Housing Colony		
5.	Location of the project	Sector- 31 & 32A, Gurugram		
6.	Legal capacity to act as a promoter	Change of Developer		
7.	Name of the license holder	Barmalt India Pvt. Ltd., Smt. Asha and Aadesh		
8.	Status of project	New		
9.	Whether registration applied for whole	Phases		
	Phase no.	2		
10.	Online application ID	RERA-GRG-PROJ-2142-2025		
11.	License no.	116 of 2011 dated 23.12.2011	22.12.2029	
12.	Total licensed area	13.275	Area to be	1.53 acres
		acres	registered	
13.	Projected completion date	OC: 09.07.2033, CC: 09.10.2033		
14.	QPR Compliances (if applicable)	N/A		
15.	4(2)(I)(D) Compliances (if applicable)	N/A		
16.	4(2)(I)(C) Compliances (if applicable)	N/A		
17.	Status of change of bank account	N/A		
18.	Details of proceedings pending against the project	N/A		
19.	RC Conditions Compliances (if applicable)	N/A		
20.	Total Project cost	Rs 2287.82 crs		

21.	Project Expenditure So far	Rs 61.91 crs		
22.	Estimates expenditure for completion so far	Rs 2225.91 crs		
23.	Total No. Of Units	Tower 4,5,6, Community Building, Nursery School & proportionate EWS units 234 Residential units, 42 EWS units Tower 4: 80 units Tower 5: 76 units Tower 6: 78 units		
24.	Construction cost per sqft.	Rs 16548.58 per sq ft.		
25.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	116 of 2011 dated 23.12.2011	22.12.2029
	ii)	Revised Zoning Plan Approval	DRG NO. DTCP 11263 dated 17.07.2025	
	iii)	Phasing Plan approval	ZP-1321/JD(RA)/2024/41292 dated 24.12.2024	
		Revised Phasing Plan	ZP-1321 Vol-II/JD(G)/2026/1951 dated 16.01.2026	
	iv)	Revised Building plan approval when registration for Phase-1 was applied	ZP-1321 Vol-II/JD(RA)/2024/41278 dated 24.12.2024	23.12.2029
		Revised Building plan approval	ZP-1321 Vol-II/JD(G)/2026/1955 dated 16.01.2026	15.01.2031
	v)	Environmental Clearance	SEAC/HR/2024/145 dated 13.11.2024	12.11.2034 (Revised needs to be submitted)
	vi)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2018 /401/2064-2067 dated 27.12.2018	27.12.2026
	vii)	Fire scheme approval	Not Submitted	
	viii)	Service plan and estimate approval	Not Submitted	
26.	Fee Details			
	Registration Fee	Residential- 66,436.984 * 3.12 * 10 = Rs 20,72,834/-		
	Processing Fee	66,436.984 * 10 = Rs 6,74,444/-		
	Late Fee	N/A (Late fees has been applied at the time of registration of phase-1 as per earlier building plan on whole area and same has been paid)		



	Total Fee	Rs 27,37,204/-															
27.	DD amount	Rs. 15,30,000/- Rs 12,08,000/-															
	DD no. and date	509439 dated 14.01.2026 511467 dated 07.02.2026															
	Name of the bank issuing	ICICI Bank															
	Deficient amount	-															
28.	File Status	Date															
	File received on	16.01.2026															
	First notice Sent on	06.02.2026															
	First hearing on	09.02.2026 (adjourned)															
	Second hearing on	18.02.2026 (preponed)															
29.	<p>Case History:</p> <p>The Promoter M/s Birla Estates Pvt. Ltd. who is a change of developer applied for the registration of real estate group housing colony namely "Birla Arika Phase 2" located at Sector-31 & 32A, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 105876 dated 16.01.2026 and RPIN- 1017. The Temp I.D. of REP - I (Part A-H) is RERA-GRG-PROJ-2142-2025.</p> <ul style="list-style-type: none"> The project area for registration is 1.53 acres but the licensed area i.e., 13.275 acres granted under License no - 116 of 2011 dated 23.12.2011 which is valid upto 22.12.2029 for the development of Group Housing Colony in Sector 31 - 32A, Gurugram. The revised building plans has been previously approved vide no. ZP-1321/JD(RA)/2024/41278 dated 24.12.2024 alongwith the phasing plan vide no. ZP-1321/JD(RA)/2024/41292 dated 24.12.2024. The project has been registered measuring 11.745 acres which includes Phase-1 & EWS Block namely as "Birla Arika" vide RC No. 17 of 2025 dated 20.02.2025 valid upto 09.12.2031. Now, the promoter has submitted the revised building plans approved vide no. ZP-1321 Vol-II/JD(G)/2026/1955 dated 16.01.2026 alongwith the revised phasing plan vide no. ZP-1321 Vol-II/JD(G)/2026/1951 dated 16.01.2026 and applied for the registration of Phase 2 admeasuring 1.53 acres. The promoter has also submitted the consent of 225 allottees out of 321 allottees with respect to revision in building plans. <p>The project is to be developed in two phases details of which mentioned below.</p> <table border="1"> <thead> <tr> <th>S.no.</th> <th>Description of Phase</th> <th>Area</th> <th>Details of Towers</th> <th>Status</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Phase 1</td> <td>11.245 acres (FAR - 98,6200.415 sqm)</td> <td>Tower 1, 2, 3, 7, Community Buildings - 1, 2, 3</td> <td>RC No. 17 of 2025 dated 20.02.2025 valid upto 09.12.2031</td> </tr> <tr> <td>2</td> <td>Phase 2</td> <td>1.53 acres</td> <td>Tower 4,5,6, Nursery School, Community Building-04</td> <td>Applied for registration</td> </tr> </tbody> </table>		S.no.	Description of Phase	Area	Details of Towers	Status	1	Phase 1	11.245 acres (FAR - 98,6200.415 sqm)	Tower 1, 2, 3, 7, Community Buildings - 1, 2, 3	RC No. 17 of 2025 dated 20.02.2025 valid upto 09.12.2031	2	Phase 2	1.53 acres	Tower 4,5,6, Nursery School, Community Building-04	Applied for registration
S.no.	Description of Phase	Area	Details of Towers	Status													
1	Phase 1	11.245 acres (FAR - 98,6200.415 sqm)	Tower 1, 2, 3, 7, Community Buildings - 1, 2, 3	RC No. 17 of 2025 dated 20.02.2025 valid upto 09.12.2031													
2	Phase 2	1.53 acres	Tower 4,5,6, Nursery School, Community Building-04	Applied for registration													

3	Phase III- EWS Block	0.5 acres	EWS Block	RC No. 17 of 2025 dated 20.02.2025 valid upto 09.12.2031
Total		13.275 acres		

The area applied for registration of Phase-2 consisting of Tower 4,5,6, Nursery School, Community Building-04 admeasuring 1.53 acres.

Herein, As EWS is a part of Phase-III which has already been registered with Phase-1 vide RC No. 17 of 2025 dated 20.02.2025. However, proportionate EWS units has been applied for the registration in the current application (Phase-2) which needs to be clarified.

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 09.02.2026.

On 05.01.2026, the promoter has submitted the public notice in three newspapers, two English, "The Times of India" & "Hindustan Times" and one Hindi, "Dainik Bhaskar" dated 23.01.2026. Objections to be filed till 06.02.2026. No objections received till 06.02.2026.

On 09.02.2026, The matter is adjourned to come up on 23.02.2026. Meanwhile, on request of promoter and by approval of Authority, the matter has been preponed to 18.02.2026.

The status of the documents is mentioned below:

30.	Present compliance status as on 18.02.2026 of deficiencies conveyed through notice.	<ol style="list-style-type: none"> 1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each. Status: Submitted but needs to be revised. 2. Online DPI needs to be corrected. Status: Submitted but needs to be revised. 3. Deficit fee of Rs. 12,07,204/- needs to be submitted. Status: Submitted Rs 12,08,000/- vide DD No. 511467 dated 07.02.2026. 4. Copy of Mutation duly certified by revenue officer not more than 6 months prior to the date of application needs to be submitted. Status: Not Submitted 5. Revenue sharing in accordance with the collaboration agreement duly signed by both the parties needs to be submitted. Status: Submitted 6. In Collaboration agreement, clause regarding irrevocability needs to be submitted. Status: Submitted 7. As the approved revised building plan is submitted, the changes made in the building plans in tabular form and duly marked on the plans needs to be submitted. Status: Submitted but needs to be revised and to be marked on plan.
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8. As EWS is a part of Phase-III which has already been registered with Phase-1 vide RC No. 17 of 2025 dated 20.02.2025. However, proportionate EWS units has been applied for the registration in the current application (Phase-2) which needs to be clarified.
Status: No clarification submitted.
9. Revised approval for Environment clearance needs to be submitted.
Status: Not Submitted, the promoter has submitted a DD of Rs 25 lakhs vide no. 511459 dated 05.02.2026 as a security amount.
10. Fire scheme approval needs to be submitted, if applied copy of the same needs to be submitted.
Status: Not Submitted, the promoter has submitted a DD of Rs 25 lakhs vide no. 511460 dated 05.02.2026 as a security amount.
11. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana needs to be submitted.
Status: Not Submitted, the promoter has submitted a DD of Rs 25 lakhs vide no. 511483 dated 11.02,2026 as a security amount.
12. Approval/NOC from various agencies regarding the external services like road access permission needs to be submitted.
Status: The promoter has submitted an affidavit cum declaration stating that project site is approachable from 18 mtr. wide HUDA road, hence separate approval for road access is not required.
13. Draft allottee documents i.e. application form, allotment letter, conveyance deed, BBA & Payment Receipt need to be submitted.
Status: Submitted but draft allotment letter, application form and BBA needs to be revised.
14. Mining permission needs to be submitted.
Status: Not Submitted, the promoter has submitted an affidavit that the promoter may apply for mining permission at the commencement of excavation process.
15. Draft advertisement needs to be submitted.
Status: Submitted
16. Land cost needs to be clarified according to area apply for registration and sales deed needs to be provided.
Status: Submitted
17. Background of the promoter needs to be submitted.
Status: Submitted
18. Project report needs to be revised.
Status: Submitted





		<p>19. CA certificate for net worth of promoter needs to be submitted. Status: Submitted but needs to be revised.</p> <p>20. Latest details of promoter from the MCA site needs to be submitted. Status: Submitted</p> <p>21. Annual balance sheet for the last 3 financial year needs to be submitted. Status: Submitted</p> <p>22. Affidavit of promoter regarding arrangement with the bank of master account needs to be revised. Status: Submitted</p> <p>23. Affidavit regarding payment to landowner as per compliance of section 4(2)(I)(D) needs to be submitted. Status: Submitted</p> <p>24. Affidavit regarding no loan on project land needs to be submitted. Status: Submitted</p> <p>25. Bank undertaking needs to be provided. Status: Submitted</p> <p>26. Quarterly statement of expenditure and sources needs to be provided. Status: Submitted but needs to be revised.</p> <p>27. Copy of paid challan of EDC and IDC needs to be provided. Status: Submitted</p> <p>28. Background of the promoter needs to be submitted. Status: Submitted</p> <p>29. Board resolution for operation of bank account needs to be submitted. Status: Submitted</p> <p>30. KYC of Authorized person for operation of bank account needs to be submitted. Status: Submitted</p>
31.	Remarks	<p>1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. Copy of Mutation duly certified by revenue officer not more than 6 months prior to the date of application needs to be submitted.</p> <p>4. As the approved revised building plan is submitted, the changes made in the building plans in tabular form and duly marked on the plans needs to be submitted. Status: Submitted but needs to be revised and to be marked on plan.</p> <p>5. As EWS is a part of Phase-III which has already been registered with Phase-1 vide RC No. 17 of 2025 dated</p>

		<p>20.02.2025. However, proportionate EWS units has been applied for the registration in the current application (Phase-2) which needs to be clarified.</p> <ol style="list-style-type: none"> 6. Revised approval for Environment clearance needs to be submitted. 7. Fire scheme approval needs to be submitted, if applied copy of the same needs to be submitted. 8. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana needs to be submitted. 9. Draft allottee documents i.e. application form, allotment letter, BBA need to be revised. 10. Mining permission needs to be submitted. 11. CA certificate for net worth of promoter needs to be revised. 12. Quarterly statement of expenditure and sources needs to be revised.
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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 correction in A to H, corrections in online DPI, Approved Revised Fire Scheme, Approved Revised Environment Clearance, Approved revised Service Plan Estimates and documents mentioned at S. No. 31.

The promoter has submitted the three Demand Drafts amounting to Rs. 25 lakhs each as a security amount towards submission of Approved Fire Scheme, Revised Environment Clearance and approved revised Service Plans and Estimates within 4 months from the grant of registration.

It is recommended that the Authority may consider the grant of registration subject to the submission of above deficit documents mentioned at S.No 31.

 Asha Chartered Accountant	 Nikita Mittal Planning Executive
Day and Date of hearing	Wednesday and 18.02.2026
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 18.02.2026.

Ms. Nikita Mittal, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Sandeep Patwa (Regional head), Ms. Lipika Jain (Architect), Sh. Aman Sharma (AR), Sh. Nitin Sharma (AR), and Sh. Vidyashankar are present on behalf of the promoter.

The Authorized Representative of the promoter stated that DTCP has granted license no. 116 of 2011 dated 23.12.2011 for the development of Group Housing Colony over an area admeasuring 13.275 acres and phasing plan has been approved vide memo no. ZP-1321/JD(RA)/2024/41292 dated 24.12.2024 consisting of Phase-1, Phase-2 and EWS Block. Thereafter, the promoter had applied for Phase-1 and EWS Block admeasuring 11.745 acres which was registered with the Authority in the name of "Birla Arika" vide RC No. 17 of 2025 dated 20.02.2025.

Now, the promoter has obtained the revised phasing plan approval vide memo no. ZP-1321 Vol-II/JD(G)/2026/1951 dated 16.01.2026 consisting of Phase-1, Phase-2 and Phase-III (EWS Block) and

applied for the registration under Section 4 of the Act, 2016 for Phase-2 area admeasuring 1.53 acres which includes Towers 4, 5, 6, Community Building-04, Nursery school and proportionate EWS units of these towers .

The Authorized Representative of the promoter further submitted that presently, the revised Environment clearance, revised Fire Scheme Approval and revised approved service plans and estimates, mining permission are under process and the said approvals have not yet been obtained as on date. Further, the AR of the promoter undertakes to obtain and submit:

- i. Approved Environmental Clearance, Fire Scheme Approval and Approved Service Plans and Estimates within 4 months from the date of grant of registration; and
- ii. Mining permission before the start of construction.

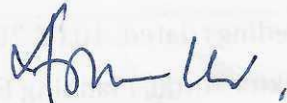
Further, to show the bonafide on its part, he has submitted three Demand Drafts amounting to Rs. 25 lakhs each vide DD No. 511459 dated 05.02.2026 (Revised approved Environment Clearance), 511460 dated 05.02.2026 (Fire Scheme Approval) and 511483 dated 11.02.2026 (Approved Service Plans and Estimates), 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. Further, 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. Further, the promoter shall submit mining permission before start of construction at site.

Regarding the registration of the EWS units with this project, the same cannot be registered with this current application for registration, as EWS (no phase as per earlier approved phasing plan) blocks already stand registered with the Authority vide RC no 17 of 2025 dated 20.02.2025. In view of the above, the promoter shall apply for amendment of registration certificate 17 of 2025 dated 20.02.2025 to incorporate the proportionate EWS units.

Approved as proposed subject to rectification of deficiencies mentioned above at S. No. 31.

The Registration Certificate shall be issued after submission of corrections in A-H form, Online DPI along with the remaining deficiencies mentioned at S. No. 31.


(Arun Kumar)
Chairman, HARERA