

Hearing brief for Amendment of registration of Project u/s 4

S.No	Particulars	Details
1.	Name of the project	Birla Arika
2.	Name of the promoter	M/s Birla Estates Pvt. Ltd.
3.	Brief of the Promoter	M/s Birla Estates Private Limited is incorporated dated 26-12-2017 at registered address Birla Aurora, Level 8, Dr. Annie Besant Road, Worli, Mumbai City, Mumbai, Maharashtra, India, 400030. Mr. Rajendra Kumar Dalmia and Ms. Preeti Vyas are the directors of the promoter company. Mr. Karat Tazhtetil Jithendran is the Managing Director and CEO. Ms. Anusha Chandrashekhar is the Company Secretary and Mr. Keyur Sanat Shah is the CFO 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.	Name of the Collaborator	M/s Barmalt India Pvt. Ltd.
9.	Status of project	New
10.	Whether registration applied for whole	Phases
	Phase no.	1
11.	Online application ID	RERA-GRG-PROJ-2225-2026
12.	License no.	116 of 2011 dated 23.12.2011
13.	Total licensed area	13.275 acres
	Area to be registered	11.745 acres
14.	Projected completion date	OC: 09.12.2031, CC: 09.03.2032
15.	QPR Compliances (RC No. 17 of 2025)	Submitted for quarter ending June 2025-March 2026
16.	4(2)(I)(D) Compliances (RC No. 17 of 2025)	Submitted for financial year 2024-25
17.	4(2)(I)(C) Compliances (RC No. 17 of 2025)	Amendment u/s 4
18.	Status of change of bank account	N/A
19.	Details of proceedings pending against the project	N/A



HARERA
GURUGRAM

Project - Birla Arika
RERA-GRG-2225-2026

20.	RC Conditions Compliances (RC No. 17 of 2025)	Fire scheme approval-Submitted Approved Service Plan and Estimates- Submitted Mining Permission- Submitted		
21.	Total Project cost	Rs 2603.25 Crs.		
22.	Project Expenditure So far	Rs 593.10 crs		
23.	Estimates expenditure for completion so far	Rs 2010.15 crs		
24.	Total No. Of Units	Tower 1,2,3,7 Commercial, EWS units 322 Residential units, 99 EWS units, 7 Commercial units Tower 1: 80 units (S+40 floors) Tower 2: 80 units (S+40 floors) Tower 3: 80 units (S+40 floors) Tower 7: 82 units (S+41 floors) EWS units: 99 units (G+4 Floors) Whereas as per previous building plan: Total no. of units: 322 Residential units & 57 EWS Units and 7 Commercial units		
25.	Sold Units	319 units		
26.	Unsold Units	3 units		
27.	Total sales consideration from sold unit	Not Provided		
28.	Amount received from sold unit	Not Provided		
29.	Amount to be received from sold unit	Not Provided		
30.	Construction cost per sqft.	Towers: Rs 7230.54 per sq ft. EWS: Rs 4131.21 per sq ft.		
31.	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

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 (विनिम्न और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

		Revised Building plan approval	ZP-1321 Vol-II/JD(G)/2026/1955 dated 16.01.2026	RERA-GRG-2225-2026 15.01.2031
	v)	Environmental Clearance	SEAC/HR/2024/145 dated 13.11.2024	12.11.2034 (Revised needs to be submitted)
	vi)	Airport clearance height	AAI/RHQ/NR/ATM/NOC/2018/401/2064-2067 dated 27.12.2018	27.12.2026
	vii)	Fire scheme approval	FS/2025/518 dated 19.04.2025	
	viii)	Revised Fire scheme approval	FS/2026/24 dated 25.05.2026	
	ix)	Service plan and estimate approval	LC-2512/JE(SK)/2025/8506 dated 10.03.2025	
	x)	Revised Service plan and estimate approval	LC-2512/JE(DS)/2026/15865 dated 07.05.2026	
32.	Fee Details			
	Registration Fee		Residential- 99876.653 * 1.87* 10 = Rs 18,67,693/- Proportionate EWS Units: 1007.455*3.12*10 = Rs 31,433/- Total: Rs. 18,99,126/- Commercial- 268.610 * 1.87* 20 = Rs 10,046/- Total: Rs. 19,09,172/-	
	Note: Since the building plans of the project have been revised, the proportionate EWS units have been approved based on a FAR of 3.12, which includes an additional FAR of 1.25 obtained through TDR.			
	Processing Fee		101152.718 x 10 = Rs 10,11,527/-	
	Late fee at the time of registration (As the license issued in 2011 and building plans also stands approved on 25.10.2019. Therefore, project is ongoing and as per regulation, late fee has been calculated based on earlier Building Plans (FAR-1.75) not on revised building plans which was approved on 24.12.2024 (FAR - 1.87).		Resi - 93,745.675 sqm Comm - 267.709 sqm Registration fee based on earlier building plans. Resi - 93,745.675* 1.75 * 10 = Rs 16,40,549/- Comm - 267.709 * 1.75 * 20 = Rs 9,370/- Total =16,49,919/- 600% of registration fee - 16,49,919 * 6 = Rs 98,99,514/-	
	Processing Fee at the time of Registration of Birla Arika		1,00,145.26 x 10 = Rs 10,01,453/-	
	Total Fee		Rs 1,38,21,666/-	

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 (विलियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्याक 16



33.	DD amount at the time amendment in registration	Rs. 2,00,000/-
	DD no. and date	511810 dated 08.05.2026
	Name of the bank issuing	ICICI Bank
	DD amount at the time of registration of Birla Arika	Rs. 28,82,228/- Rs. 98,96,478/-
	DD no. and date	975533 dated 13.12.2024 192884 dated 16.01.2025
	Total Fee Paid	Rs. 1,29,78,706/-
	Deficient amount	Rs. 1,38,21,666 – Rs. 1,29,78,706 = Rs 8,42,960/-
	Deficit amount paid dated 12.06.2026 vide DD No. 511891 dated 11.06.2026	Rs 8,42,960/-
34.	File Status	Date
	File received on	12.05.2026
	First notice Sent on	05.06.2026
	First hearing on	08.06.2026 (adjourned)
	Second hearing on	22.06.2026
35.	Case History: The Promoter M/s Birla Estates Pvt. Ltd. who is a change of developer applied for amendment in registration of real estate group housing colony namely “Birla Arika” located at Sector-31 & 32A, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 111458 dated 12.05.2026 and RPIN- 1058. The Temp I.D. of REP – I (Part A-H) is RERA-GRG-PROJ-2225-2026. - The DTCP has granted license no. 116 of 2011 dated 23.12.2011 which is valid upto 22.12.2029 for the development of Group Housing Colony over an area admeasuring 13.275 acres in Sector 31 – 32A, Gurugram. - The phasing plan has been approved vide no. ZP-1321/JD(RA)/2024/41292 dated 24.12.2024 and the revised building plans has been previously approved vide no. ZP-1321/JD(RA)/2024/41278 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 phasing plan vide no. ZP-1321 Vol-II/JD(G)/2026/1951 dated 16.01.2026 alongwith revised building plans approved vide no. ZP-1321 Vol-II/JD(G)/2026/1955 dated 16.01.2026 consisting of Phase-1, Phase-2 and Phase-III (EWS Block) includes Towers 4, 5, 6, Community Building-04, Nursery school and proportionate EWS units of these towers. - As per directions of Authority, regarding the registration of the proportionate EWS units, the same cannot be registered with registration of Phase 2, 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. - Accordingly, the promoter had applied for the amendment in registration of Phase 1 on 12.05.2026 for an area admeasuring 11.745 acres of Group Housing Colony. - The promoter has also submitted the consents of 225 allottees which is more than 2/3rd out of a total of 321 allottees in respect of the proposed revision in the building plans.	



- The said fact has been duly incorporated in the public notice issued regarding the amendment of registration of the group housing project namely "Birla Arika", situated in Sector 31 & 32A, Gurugram being developed by M/s Birla Estates Private Limited over an area admeasuring 11.745 acres, for the information of the general public as well as the allottees of the project.

The project is to be developed in two phases details of which mentioned below.

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	RC No. 16 of 2026 dated 25.02.2026 valid upto 09.07.2033
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 application for registration was scrutinized and 1st deficiency notice is to be issued to the promoter dated 05.06.2026. An opportunity of being heard is scheduled on 08.06.2026.

The changes/ modifications proposed are listed below:

Phase-I (Birla Arika) FAR Statement	TOWER 1,2,3,7, Community Building-1,2,3, Convenient Shopping & Part EWS	Units	Remarks
	Already Sanctioned FAR (Memo No. ZP-1321/JD(RA)/2024/41278 Dated: 24-12-2024)		
Tower 1	22353.930	80	No Change
Tower 2	22342.701	80	
Tower 3	22585.406	80	
Tower 7	27763.263	82	
Community Centre-01	1227.564		
Community Centre-02	1549.889		
Community Centre-03	481.378		
Convenient Shopping	268.610		42 Units added
EWS	2532.300	99	
No. of Floors added in EWS	1 st and 2 nd Floor		3 rd & 4 th Floors added
Guard Hut & Meter Room	47.677		No Change
Basement-1	40112.690		
Basement-2	40112.690		

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 अर्हतगत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



HAREERA
GURUGRAM

Project - Birla Arika
RERA-GRG-2225-2026

Total No. of Units (Residential)	322	No Change
EWS Units	99	42 Units added
Note: The additional changes/ modifications proposed are listed below: - Shifting the fire tender path from Tower 3 to Tower 4, to enhance safety and circulation thereof. - Placement of Tower 4,5 and 6 (Phase2) added in the existing layout being part of the future phase of the larger layout, while keeping the existing project (i.e. Birla Arika) and its towers unaltered. - The Community Building 4 and the Nursery School, being part of Arika Phase 2. - Earmarking landscaped walkway. - An additional floor to be constructed in EWS block, as per building norms. On 12.06.2026, the promoter has submitted the public notice in three newspapers, two English, "The Tribune" & "Hindustan Times" and one Hindi, "Dainik Bhaskar" dated 22.05.2026. Objections to be filed till 04.06.2026. No objections received till date. On 08.06.2026, The matter is adjourned to come up on 22.06.2026. The status of the documents after scrutiny of the reply dated 12.06.2026 is mentioned below:		
36. Present compliance status as on 22.06.2026 of deficient documents conveyed in deficiency notice dated 05.06.2026.	- 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. - Online DPI needs to be corrected. Status: Submitted but needs to be revised. - Deficit fee of Rs. 8,42,960/- needs to be submitted. Status: Submitted Rs. 8,42,960/- vide DD No. 511891 dated 11.06.2026. - Project report needs to be revised. Status: Submitted but needs to be revised. - 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 - List of units sold to the allottees as on date of the application for amendment of registration which includes name of the allottees, unit no, unit area, date of booking, average rate and total consideration needs to be provided. Status: Submitted - List of the unsold units as on date of the application for amendment of registration which includes unit no and unit area needs to be provided. Status: Submitted - Project construction status of the project needs to be submitted. Status: Submitted	



		9. Revised approval for Environment clearance needs to be submitted. Status: Not Submitted, the promoter states that with reference to the requirement for submission of revised Environmental Clearance, it is submitted that no amendment to the Environmental Clearance is required in the present case. In this regard, attention is invited to the Office Memorandum dated 10.09.2025 issued by the Ministry of Environment, Forest and Climate Change (MoEF&CC). As per Points 3 and 5 of the said Office Memorandum, amendments in configuration/planning/design of an approved project do not require amendment of Environmental Clearance, provided there is no increase in built-up area, excavation quantity, building height, water consumption, sewage/waste generation, or any change necessitating modification of the approved EIA/EMP. Since the proposed revisions comply with the aforesaid conditions, submission of a revised Environmental Clearance is not required. 10. Revised Fire scheme approval needs to be submitted. Status: Submitted 11. Copy of revised approved service estimates and plans along with sanction letter from DTCP, Haryana needs to be submitted. Status: Submitted 12. The promoter shall submit a duly notarized affidavit from the Managing Director affirming that there is no change in the approvals, financial details, or documents submitted at the time of project registration. In case of any change, the promoter shall specifically disclose such changes in the affidavit and submit the relevant supporting documents. Status: Not Submitted 13. Copy of 5 executed allottee documents i.e. application form, allotment letter, conveyance deed, BBA & Payment Receipt need to be submitted. Status: Submitted whereas copy of executed conveyance deed is yet to be submitted by the promoter as it shall be registered at the time of receiving occupancy certificate. 14. PERT chart specifying date of completion needs to be submitted. Status: Submitted 15. Draft brochure needs to be revised and draft advertisement needs to be submitted. Status: Submitted
--	--	--

		16. Latest details of promoter company from MCA site need to be provided. Status: Submitted 17. Latest affidavit regarding no loan on project land needs to be provided. Status: Submitted 18. Latest CA certificate for non-default needs to be provided. Status: Submitted 19. Latest CA certificate for expenditure incurred and to be incurred needs to be provided. Status: Submitted 20. Latest CA certificate for net worth of promoter needs to be submitted. Status: Submitted 21. Latest CA Certificate for REP I needs to be submitted. Status: Submitted 22. CA certificate of financial details of inventory (Sold/ Unsold) needs to be provided. Status: Not Submitted 23. Latest affidavit regarding arrangement with the separate bank account under section 4(2)(1)(D) needs to be submitted. Status: Submitted 24. Background of the promoter needs to be provided. Status: Submitted 25. KYC of registered real estate agent needs to be submitted along with Certificate of real estate agent. Status: Submitted 26. Quarterly statement of expenditure and sources needs to be provided. Status: Submitted 27. Copy of paid challan of EDC and IDC needs to be provided. Status: Submitted 28. Cash flow statement needs to be revised. Status: Submitted
37.	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. Project report needs to be revised. 4. Revised approval for Environment clearance needs to be submitted. Status: Not Submitted, the promoter states that with reference to the requirement for submission of revised Environmental Clearance, it is submitted that no amendment to the Environmental Clearance is required in the present case. In this regard, attention is invited to



		the Office Memorandum dated 10.09.2025 issued by the Ministry of Environment, Forest and Climate Change (MoEF&CC). As per Points 3 and 5 of the said Office Memorandum, amendments in configuration/planning/design of an approved project do not require amendment of Environmental Clearance, provided there is no increase in built-up area, excavation quantity, building height, water consumption, sewage/waste generation, or any change necessitating modification of the approved EIA/EMP. Since the proposed revisions comply with the aforesaid conditions, submission of a revised Environmental Clearance is not required. 5. The promoter shall submit a duly notarized affidavit from the Managing Director affirming that there is no change in the approvals, financial details, or documents submitted at the time of project registration. In case of any change, the promoter shall specifically disclose such changes in the affidavit and submit the relevant supporting documents. 6. CA certificate of financial details of inventory (Sold/ Unsold) needs to be provided.
--	--	---

Recommendations: The application submitted by the promoter for amendment in 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. 37.

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

Asha
Asha
Chartered Accountant

Nikita
Nikita Mittal
Planning Executive

Day and Date of hearing

Monday and 22.06.2026

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 22.06.2026.

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

Sh. Sandeep Patwa (Regional Head) and Sh. Aman Sharma (AR) are present on behalf of the promoter.

The Authorized Representative of the promoter states that as per the Office Memorandum dated 10.09.2025 issued by the Ministry of Environment, Forest and Climate Change (MoEF&CC), a revised Environmental Clearance (EC) is not required particularly in terms of Clause 3 and 5 of the said Office Memorandum which stipulates for changes in the planning, design, or configuration of a project, provided there is no increase in the built-up area, excavation quantity, building height, water consumption, sewage/waste generation, or any other parameter requiring modification of the



**HARERA
GURUGRAM**

**Project - Birla Arika
RERA-GRG-2225-2026**

approved EIA/EMP. The promoter further submits that the proposed revisions fall within these parameters and, therefore, a revised/expansion of EC is not required in the said project.

In view of the foregoing, the Authority directs the promoter to submit a detailed clarification with regard to the claim of the promoter on affidavit sworn by MD of the Promoter Company along with supporting documents with respect to its claim that revised/expansion of EC is not required in the present case. In case of failure to submit the aforesaid affidavit, the promoter shall submit the Demand Draft or Bank Guarantee for an amount of Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only), prior to issuance of the addendum to the Registration Certificate, which shall remain valid for a period of 6 months and in the event of non-submission of the revised/expansion of EC within the said time frame, the said security amount(s) shall stand forfeited by the Authority.

Approved as proposed subject to rectification of the deficiencies mentioned at S. No. 37.

The Addendum Certificate shall be issued upon submission of the remaining compliances specified at Sr. No. 37, including corrections in Form A-H, Online DPI, submission of aforesaid affidavit accompanied with the relevant documents regarding the non-requirement of revised Environmental Clearance or a Demand draft/Bank Guarantee for an amount of Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only), which shall remain valid for the aforesaid period regarding submission of the revised Environmental Clearance.

**(Arun Kumar)
Chairman, HARERA**