

Hearing brief for amendment of project registration u/s 4

S.No	Particulars	Details
1.	Name of the project	SS Camasa
2.	Name of the applicant promoter	M/s North Star Towers Pvt Ltd
3.	Brief of promoter	North Star Towers Pvt Ltd has been incorporated dated 05-06-1995 vide registered address at SS House Plot No-77, Sector-44, Gurgaon, Gurgaon, Haryana, India, 122003. Ms. Dayawati, Mr. Ashok Singh Jaunapuria and Mr. Sushil Singh Jaunapuria are the directors of the promoter company.
4.	Nature of the project	Group Housing
5.	Location of the project	Sector-90, Gurugram
6.	Legal capacity to act as a promoter	Collaborator/Change of Developer
7.	Name of license holder	M/s Matrix Buildwell Pvt Ltd and M/s North Star Towers Pvt Ltd
8.	Name of collaborator	M/s North Star Towers Pvt Ltd- license no. 265 of 2023 M/s SS Group Pvt Ltd - license no. 35 of 2026
9.	Name of change of developer	M/s SS Group Pvt Ltd - license no. 265 of 2023
10.	Status of project	New
11.	Whether registration applied for whole/phase	Phase 1
12.	Completion date as mentioned in REP-II	30.09.2031
13.	Online application ID	RERA-GRG-PROJ-2283-2026
14.	License no.	265 of 2023 dated 19.12.2023 35 of 2026 dated 20.02.2026
15.	Total licensed area	10.4066 acres
	Area to be registered	5.8246 acres
16.	Statutory approvals either applied for or obtained prior to registration	
	S.No	Particulars
		Date of approval
		Validity up to
	i)	License Approval
		265 of 2023 dated 19.12.2023 35 of 2026 dated 20.02.2026
		18.12.2028 19.02.2031
	ii)	Zoning Plan Approval
		Drg No. DTCP 11915 dated 20.02.2026
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	iii)	Revised Phasing plan
		Drg No. DTCP 12057 dated 15.04.2026
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	iv)	Revised Building Plan Approval	Not Submitted	-
	v)	Environmental Clearance	Not Submitted	-
	vi)	Fire Scheme	Not Submitted	
	Vii)	Service plan and estimate approval	Not Submitted	
17.	Fee details – Not calculated as building plans not submitted			
	Registration fee		Not calculated as building plans not submitted	
	Processing fee		Not calculated as building plans not submitted	
	Late fee		Not calculated as building plans not submitted	
	Total		Not calculated as building plans not submitted	
18.	IMPS amount		Rs 10,000/-	
	IMPS no. and date		616813525478 dated 17.06.2026	
	Name of the bank issuing		Kotak Bank	
	Deficient amount		Not calculated as building plans not submitted	
19.	File Status		Date	
	File received on		24.06.2026 & 07.07.2026	
	First hearing on		13.07.2026	
20.	Case History: - The promoter M/s North Star Towers Pvt Ltd who is a collaborator had applied for the amendment of registration of real estate project namely “SS Camasa” located at Sector-90, Gurugram under Section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 113409 dated 24.06.2026 & 113831 dated 07.07.2026 and RPIN-1074. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-2283-2026. The project area for amendment of registration is 5.8246 acres out of total licensed area 10.4066 acres vide License no – 265 of 2023 dated 19.12.2023 valid upto 18.12.2028 and 35 of 2026 dated 20.02.2026 valid upto 19.02.2031. The license no. 265 of 2023 dated 19.12.2023 valid upto 18.12.2028 has been issued in the name of M/s Matrix Buildwell Pvt Ltd and M/s North Star Towers Pvt Ltd in collaboration with M/s North Star Towers Pvt Ltd. After that permission for change of developer has been obtained by M/s North Star Towers Pvt Ltd in the name of M/s SS Group Pvt Ltd on 29.10.2025. The license no. 35 of 2026 dated 20.02.2026 valid upto 19.02.2031 has been issued in the name of M/s Matrix Buildwell Pvt Ltd and M/s North Star Towers Pvt Ltd in collaboration with SS Group Pvt Ltd.			



The application for registration was scrutinized and it is found that the promoter has submitted the application without the approval of building plans of the project. Therefore, in the absence of approved building plans the applicable registration fees and processing fees for the project cannot be calculated and even other mandatory approvals like Fire Scheme, Service Plans & Estimates etc. can also not be applied. The date of hearing in the matter has already been fixed for 20.07.2026 at the time of submission of application for registration. Keeping in view of the above, it is proposed that the application of the promoter may be returned after forfeiture of processing fees and with the direction to submit the application file after obtaining the approval of Building Plans along with necessary documents. The matter was placed before the Authority on file wherein it was decided that the matter to be preponed to 13.07.2026 and application of the promoter to be returned along with forfeiture of processing fees.
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Asha
(Asha)

Chartered Accountant

Sumeet
(Sumeet)

Engineering Officer

Day and Date of hearing	Monday and 13.07.2026
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 13.07.2026

Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Ashok Jaunapuria (AR), Sh. Manoj Shukla (AR) and Sh. Sunil Shekhawat (AR) are present on behalf of the promoter.

The Authority observes that the approval of building plans for the project, as required to be issued by DTCP, Haryana, has not been submitted by the promoter along with the application dated 24.06.2026 & 07.07.2026 filed under Section 4 of the Act, 2016 for amendment of registration of the project. The submission of approved building plans is a prerequisite for the grant of amendment of registration of project.

The Authorized Representative of the promoter submits that the application for approval of building plans has already been filed before the concerned department and in-principle approval for the purpose of considering objections/suggestions, has been obtained on 08.06.2026. However, the final approval has not been received till date and is expected to be received shortly.

After considering the submissions, the Authority is of the view that in the absence of approved building plans, the application is incomplete and cannot be processed for amendment of



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SS Camasa

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registration. Accordingly, the application dated 24.06.2026 & 07.07.2026 is hereby returned being incomplete, with liberty to the promoter to file a fresh application upon obtaining the requisite approvals. Further, the processing fee, which is to be calculated based on FAR as per the approved building plans, stands forfeited since the application was submitted without the requisite basic approval necessary for its processing. The balance fee, if any, shall be adjusted as and when the fresh application is received in the Authority for amendment of registration of the project.

(Arun Kumar)
Chairman, HARERA