



PROCEEDINGS OF THE DAY

Day and Date	Wednesday and 14.07.2021
Subject	Project Hearing
RPIN	317
Project	The Leaf
Promoter	M/s NAVI ESTATES LLP
Represented through	Sh. Vijay Kumar Goel (Partner)
Proceeding recorded by	Sh. Ashish Kush, Planning Executive

Subject: Project hearing regarding the registration of commercial project "The Leaf" admeasuring 2.625 acres situated at Sector 34, Gurugram developed by M/s Navi Estates LLP.

Sh. Ashish Kush (Planning Executive) briefed the facts about the project.

Sh. Vijay K Goel (Partner) is present on behalf of the promoter.


The Promoter M/s NAVI ESTATES LLP who is a collaborator applied for the registration of real estate project namely "The leaf" located at Sector-34, Sohna, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 10219/18028 dated 19.03.2021 and RPIN-317. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-833-2021. The project area for registration is same as that of the licensed area i.e. 2.625 acres. License no - 79 of 2018 dated 17.11.2018. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/317 dated 24.03.2021 was issued to the promoter with an opportunity of being heard on 05.04.2021. On 05.04.2021 the promoter submitted the reply and next hearing is fixed for 12.04.2021. On 12.04.2021 the promoter submitted the reply in the hearing and the next hearing is fixed for 19.04.2021. On 19.04.2021, the hearing was adjourned due to COVID-19 Pandemic and fixed for 23.04.2021. On 23.04.2021, the promoter requested for the adjournment and the authority accepts the request and adjourn the matter for 17.05.2021. On 17.05.2021 the hearing was adjourned due to COVID-19 Pandemic and fixed for 01.07.2021. On 01.07.2021, the Director of the promoter submitted that copy of the service plans and estimates has been submitted to the competent authority and the same was annexed with the DPI. The service plans and estimates have been scrutinized at the local level and also recommended by the Chief Engineer, HSVP and now pending with DTCP. The promoter was advised to complete online information on www.hrera.in/app1/sign up. On 01.07.2021 the promoter was advised to complete online information on www.hrera.in/app1/sign up. The copy of service plan estimates as submitted has been annexed and uploaded online and the cost estimates have been incorporated accordingly. The authority has already taken a decision that keeping a view that amendment Haryana Development and Regulation of Urban Areas Act, 1975 regarding





prior requirement of service plans and estimates before license and also keeping in view the time taken by the competent authority in approving service plans and estimates, not to insist for prior to registration approval of service plan and estimates in deserving cases where either Bank guarantee or an undertaking to submit the same within specified time.

The authority decided to approve grant of registration certificate. The promoter to submit the following documents within 2 months otherwise penal proceedings will be initiated.

1. Approved Service Plans and Estimates needs to be submitted.
2. Approvals/ NOC's from various agencies for connecting external services like storm water drainage needs to be submitted.


Samir Kumar
(Member)


Vijay Kumar Goyal
(Member)


Dr. K.K. Khandelwal
(Chairman)