

Project hearing brief

S.No.	Particulars	Details	
1.	Name of the project	The Cityscape	
2.	Name of the promoter	M/s French Buildmart Pvt. Ltd.	
3.	Nature of the project	Commercial project	
4.	Location of the project	Sector- 66, Gurugram	
5.	Legal capacity to act as a promoter	Licensee	
6.	Status of project	Ongoing	
7.	Whether registration applied for whole	Whole Project	
8.	Online application ID	RERA-GRG-PROJ-745-2020	
9.	License no.	43 of 2010 dated 08.06.2010	Valid upto 07.06.2022
10.	Total licensed area	2.0229 Acres	Area to be registered 2.0229 Acres
11.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity upto
	i)	License Approval	08.06.2010 07.06.2022
	ii)	Zoning Plan Approval	06.02.2019
	iii)	Building plan Approval	11.05.2020 11.04.2025
	iv)	Environmental Clearance	03.09.2020 02.09.2027
	v)	Airport height clearance	25.05.2018 24.05.2023
	vi)	Fire scheme approval	24.09.2020
	vii)	Service plan and estimate approval	LC-2157-II-JE(VA)/2021/10560 dated 26.04.2021
12.	File Status	Date	
	File received on	25.09.2020	
	First notice Sent on	05.10.2020	
	First hearing on	13.10.2020 (adjourned)	
	Second hearing on	13.11.2020 (adjourned)	
	Third hearing on	04.12.2020 (adjourned)	
	Fourth hearing on	09.12.2020	
	Reply submitted on	09.12.2020	
	Fifth hearing on	23.12.2020 (adjourned)	

	Sixth hearing on	12.01.2021 (adjourned)
	Seventh hearing on	25.01.2021 (adjourned)
	Eight hearing on	01.02.2021 (adjourned)
	Ninth hearing on	02.02.2021
	Tenth hearing on	08.03.2021 (adjourned)
	Eleventh hearing on	15.03.2021
	Twelfth hearing on	05.04.2021
	Reply submitted on	05.04.2021
	Reply submitted on	27.04.2021
	Thirteenth hearing on	10.05.2021
	14th hearing on	23.06.2021
	15th hearing on	13.07.2021
	16th hearing on	20.07.2021
	17th hearing on	27.07.2021
	18th hearing on	20.12.2021
	19th hearing on	10.01.2022
	20th hearing on	17.01.2022
13.	Proceedings dated 10.01.2021	<p>Sh. Ashish Kush, briefed about the facts of the case.</p> <p>Ms. Hema Kashyap (Manager) and Sh. B.B. Sahu (Manager) are present on behalf of the promoter.</p> <p>The promoter stated that they have obtained the consent of another 40 allottees in addition to the consent of 119 allottees submitted earlier. The authority directed the promoter to submit the corrected online DPI and an affidavit giving details of allottees and details those allottees who have given their consent regarding the sale of the project.</p> <p>The matter to come up on 17.01.2022.</p>
14.	Deficit documents	All the deficiencies are removed by the promoter.
<p>Case History</p> <p>The license for development of commercial project was issued in favour of M/s French Buildmart Pvt. Ltd. for an area measuring 2.0229 acres in sector-66, Gurugram. However, M/s Capital Skyscraper Pvt. Ltd. a subsidiary company of licensee applied for the RERA registration and the same was granted by the Interim RERA, Panchkula on 01.01.2018. In view of the same sale of 268 units was also made by M/s Capital Skyscraper Pvt. Ltd., who otherwise was neither licensee nor the collaborator neither the BIP Holder. However, the sale was affected in view of registration in their name by Interim RERA, Panchkula. Now, the licensee M/s French Buildmart Pvt. Ltd. has applied for registration in their name and agreed to add an addendum to the Builder Buyer Agreement/ Allotment letter that without infringing any rights of the existing allottees the licensee will settle all the issues/ disputes on the existing and prospective allottees and will deliver the possession of units to the allottees as per the BBA.</p>		

On 23.06.2021, the authority directed the promoter to submit the requisite approvals/ NOC's from various departments like storm water drainage, sewerage disposal and a draft of addendum of BBA shall be submitted before next date of hearing i.e 13.07.2021.

Reply submitted by the promoter on 12.07.2021. The promoter submitted the approvals/ NOC's from various departments like storm water drainage, sewerage disposal. As well as the intimation to the allottees regarding the change of developer of the project with the update of construction.

Online information has not been filled up by the promoter despite various opportunities. This project also involves TOD benefits by the promoter and a reference regarding TOD projects has already been sent to DTCP Haryana. Meanwhile the promoter may complete the online information and other deficiencies. On the request of the promoter matter is fixed for 20.07.2021. On 20.07.2021, the matter is adjourned for 27.07.2021. On 27.07.2021, the authority decided to fix the matter for 20.12.2021. On 20.12.2021, the promoter submitted that they will produce written consent of 2/3 allottees who have been allotted units prior to amendment of building plans on account of TOD after coming of RERA. The matter to come up on 10.01.2022. The promoter submitted a reply in which the submitted the 51 numbers of consent from the Allottee(s) of the subject project pertaining to the revision in the building plans granted by DTCP vide memo no. ZP-661/JD(RD)/2020/7824 dated 11.05.2020. On 10.01.2022, the authority directed to submit the corrected online DPI and an affidavit giving details of allottees and details of those allottees who have given their consent regarding the sale of the project and fixed the matter for 17.01.2022.

SPRISH KUSH
Spish Kush
 17/01/22
 PLANNING EXECUTIVE

Planning Executive

Day and Date of hearing	Monday and 17.01.2022
Proceeding recorded by	Ramniwas

REPRESENTED THROUGH

Sr. no.	Name	Designation	Mobile No.	E-mail
1.				
2.				

PROCEEDINGS OF THE DAY

Proceedings dated: 17.01.2022

The hearing is adjourned and matter fixed for 19.01.2022.

Vijay Kumar Goyal
Vijay Kumar Goyal
 Member

Dr. K.K. Khandelwal
Dr. K.K. Khandelwal
 Chairman

