

Project hearing brief

S.No.	Particulars	Details	
1.	Name of the project	Orris Gateway	
2.	Name of the promoter	M/s Orris Infrastructure Pvt. Ltd.	
3.	Nature of the project	Commercial Plotted Colony (SCO)	
4.	Location of the project	Sector- 82A, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Status of project	New	
7.	Whether registration applied for whole	Whole Project	
8.	Online application ID	RERA-GRG-PROJ-961-2021	
9.	License no.	82 of 2021 dated 18.10.2021	Valid up to 17.10.2026
10.	Total licensed area	9.46875 acres	Area to be registered 9.46875 acres
11.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	82 of 2021 dated 18.10.2021
	ii)	Zoning Plan Approval	N/A
	iii)	Layout plan Approval	Drg. No DTCP 7964 dated 18.10.2021
	iv)	Environmental Clearance	N/A
	v)	Architectural Control Sheet	Not Provided
	vi)	Service plan and estimate approval	Applied
12.	File Status	Date	
	File received on	28.10.2021	
	First notice Sent on	10.11.2021	
	First hearing on	22.11.2021	
13.	Status of Documents	1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Not submitted. 2. DPI needs to be corrected. Status: Submitted but needs to be corrected. 3. Demarcation plan and Architectural control sheet needs to be submitted. Status: Not submitted. 4. Approved Service Plan and Estimates needs to be submitted. If applied than copy of applied needs to be submitted. Status: Applied copy submitted, pending for final approval.	



	<ol style="list-style-type: none">5. Mutation, Aks-shajra and Latest Jamabandi duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Submitted but khasra no's not matching, needs to be revised.6. Project report needs to be revised. Status: Submitted.7. Land title search report needs to be revised. Status: Submitted.8. Information to the revenue department for entry of land licensed and bonded for setting up colony in the record of ownership needs to be submitted. Status: Submitted.9. Approvals / NOC's from various agencies for connecting external services like roads, water supply, sewage disposal and storm water drainage needs to be submitted. Status: Submitted.10. Copy of approval letter of Electrical load availability needs to be submitted. Status: Applied on 26.10.2021.11. Non-Encumbrance certificate on the basis of latest Jamabandi needs to be submitted. Status: Submitted.12. Natural Conservation Zone NOC needs to be submitted. Status: Affidavit submitted.13. Tree Cutting Permission NOC needs to be submitted. Status: Affidavit submitted.14. Powerline Shifting NOC needs to be submitted. Status: Affidavit submitted.15. Forest Land diversion needs to be submitted. Status: Affidavit submitted.16. Draft Allotment letter as per the prescribed format needs to be submitted. Status: Submitted but needs to be revised.17. Draft Builder Buyer Agreement is not as per the prescribed format. Status: Submitted but needs to be revised.18. List of inventory needs to be submitted. Status: Submitted.19. Quarterly schedule physical progress of infrastructure and services needs to be filled in DPI. Status: Submitted but needs to be revised.20. Cost of land needs to be clarified as per area applied for registration. Status: Submitted but needs to be clarified.21. Cost of conversion, License fees and IDC needs to be clarified. Status: Clarified.22. All the three bank account i.e master account, Separate RERA account, Free account needs to be submitted. Status: Submitted.
--	---



		<p>23. Directors report for the last three preceding year needs to be submitted. Status: Submitted.</p> <p>24. Financial statement for the financial year 2020-21 needs to be submitted. Status: Not provided.</p> <p>25. Board resolution for authorising the person to operate the bank account needs to be submitted. Status: Submitted.</p> <p>26. Bank undertaking needs to be submitted. Status: Submitted.</p> <p>27. KYC of the person authorise to operate the bank account needs to be submitted. Status: Submitted.</p> <p>28. Promoter affidavit as per section 4(2)(I)(D) of the act needs to be submitted. Status: Submitted.</p> <p>29. An undertaking from the promoter regarding EDC to ensure that the 10% of total receipts in project RERA account should be transferred in state treasury account until it is fully paid. Status: Submitted.</p> <p>30. KYC of consultant needs to be submitted. Status: Submitted.</p>
14.	Deficit Documents	<ol style="list-style-type: none">1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.2. DPI needs to be corrected.3. Demarcation plan and Architectural control sheet needs to be submitted.4. Approved Service Plan and Estimates needs to be submitted.5. Mutation, Aks-shajra and Latest Jamabandi duly certified by revenue officer six months prior to date of application submitted but khasra no's not matching.6. Copy of approval letter of Electrical load availability needs to be submitted.7. Draft Allotment letter as per the prescribed format needs to be revised.8. Draft Builder Buyer Agreement is not as per the prescribed format needs to be revised.9. Quarterly schedule physical progress of infrastructure and services needs to be revised in DPI.10. Cost of land needs to be clarified as per area applied for registration.11. Financial statement for the financial year 2020-21 needs to be submitted.
Day and Date of hearing		Monday and 22.11.2021
Proceeding recorded by		Ramniwas



Case History:-

The promoter M/s Orris Infrastructure Pvt. Ltd. who is a Collaborator applied for the registration of real estate project namely "Orris Gateway" located at Sector-82A, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 25339 dated 28.10.2021 and RPIN-398. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-961-2021. The project area for registration is same as that of the licensed area i.e. 9.46875 acres. License no - 82 of 2021 dated 18.10.2021. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/398 dated 03.11.2021 was issued to the promoter with an opportunity of being heard on 22.11.2021. The promoter submitted the reply on 15.11.2021 which was scrutinized and the remaining deficiencies are mentioned below:

1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.
2. DPI needs to be corrected.
3. Demarcation plan and Architectural control sheet needs to be submitted.
4. Approved Service Plan and Estimates needs to be submitted.
5. Mutation, Aks-shajra and Latest Jamabandi duly certified by revenue officer six months prior to date of application submitted but khasra no's not matching.
6. Copy of approval letter of Electrical load availability needs to be submitted.
7. Draft Allotment letter as per the prescribed format needs to be revised.
8. Draft Builder Buyer Agreement is not as per the prescribed format needs to be revised.
9. Quarterly schedule physical progress of infrastructure and services needs to be revised in DPI.
10. Cost of land needs to be clarified as per area applied for registration.
11. Financial statement for the financial year 2020-21 needs to be submitted.

ASHISH KUSH
22/11/21
PLANNING EXECUTIVE
Planning Executive

REPRESENTED THROUGH

Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Sh, Rasendra Pathak	Asst. Manager	9560099008	rasendra.pathak@orris.in

PROCEEDINGS OF THE DAY

The hearing is adjourned and matter is fixed for 06.12.2021.

V.I - 3
Vijay Kumar Goyal
Member

Dr. K.K. Khandelwal
Chairman