

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	Applied
	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 (adjourned)	
	Second hearing on	06.12.2021 (adjourned)	
	Third hearing on	07.12.2021 (adjourned)	
	Fourth hearing on	13.12.2021	
13.	Status of Documents	1. Demarcation plan and Architectural control sheet needs to be submitted. Status: Not submitted. 2. Approved Service Plan and Estimates needs to be submitted. Status: Not submitted. 3. Copy of approval letter of Electrical load availability needs to be submitted. Status: Submitted.	



		4. Draft Allotment letter as per the prescribed format needs to be revised. Status: Submitted. 5. Draft Builder Buyer Agreement is not as per the prescribed format needs to be revised. Status: Submitted but needs to be revised.
14.	Deficit Documents	1. Demarcation plan and Architectural control sheet needs to be submitted. 2. Approved Service Plan and Estimates needs to be submitted. 3. Draft Builder Buyer Agreement is not as per the prescribed format needs to be revised.
Day and Date of hearing		Tuesday and 13.12.2021
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 conveyed to the promoter. On 22.11.2021, the hearing was adjourned and matter was fixed for 06.12.2021. The promoter submitted the reply on 24.11.2021 and 29.11.2021 which was scrutinized and remaining deficiencies were conveyed to the promoter. On 06.12.2021, the hearing is adjourned and matter to come up on 07.12.2021. On 07.12.2021, the hearing was adjourned and fixed for 13.12.2021. The promoter submitted a reply on 06.12.2021 which was scrutinized and the remaining deficiencies are mentioned below:

1. Demarcation plan and Architectural control sheet needs to be submitted.
2. Approved Service Plan and Estimates needs to be submitted.
3. Draft Builder Buyer Agreement is not as per the prescribed format needs to be revised.

ASHISH KUSH
Ashish 13/12/21
PLANNING EXECUTIVE

REPRESENTED THROUGH

Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Sh. Rasendra Pathak	Asst. Manager	9560099008	Rasendra.pathak@orris.in
2.	Sh. Amit Kumar	Legal Executive	9999499899	Amit.k@orris.in

PROCEEDINGS OF THE DAY

Sh. Ashish Kush, Planning Executive briefed about the fact of the project.

Sh. Rasendra Pathak (Asst. Manager) and Sh. Amit Kumar (Legal Executive) are present on behalf of the promoter.



HARERA
GURUGRAM

Orris Gateway

RERA-GRG-PROJ-961-2021

The AR has submitted that the corrected copy of the draft BBA giving the date of completion of project. However, the approval of demarcation plan, architectural control sheets and service plan estimates is still awaited from DTCP office and that their final approval is expected shortly.
The matter to come up on 20.12.2021.

Vijay Kumar Goyal
Member

Dr. K.K. Khandelwal
Chairman