

**Project hearing brief**

S.No.	Particulars	Details	
1.	Name of the project	Emaar Business District 89	
2.	Name of the promoter	M/s Emaar India Ltd.	
3.	Nature of the project	Commercial Plotted Colony (SCO)	
4.	Location of the project	Sector- 89, 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-901-2021	
9.	License no.	52 of 2021 dated 18.08.2021	Valid up to 17.08.2026
10.	Total licensed area	3.70625 acres	Area to be registered 3.70625 acres
11.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	52 of 2021 dated 18.08.2021 17.08.2026
	ii)	Zoning Plan Approval	Applied
	iii)	Layout plan Approval	Drg. No DTCP 7857 dated 18.08.2021 -
	iv)	Environmental Clearance	N/A N/A
	v)	Service plan and estimate approval	Applied on 02.09.2021
12.	File Status	Date	
	File received on	31.08.2021	
	First notice Sent on	03.09.2021	
	Reply submitted on	09.09.2021	
	First hearing on	14.09.2021	
	Second hearing on	21.09.2021	
	Third hearing on	27.09.2021	
	Fourth hearing on	04.10.2021	
	Fifth hearing on	19.10.2021	
14.	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. <b>Status: Submitted.</b>	



		2. Approved Service Plan and Estimates needs to be submitted. Status: Applied copy submitted, pending for final approval.
	<b>Deficit Documents</b>	3. Demarcation plan, zoning plan and architectural control sheet needs to be submitted. Status: Applied copy submitted, pending for final approval.
<b>Day and Date of hearing</b>	Tuesday and 19.10.2021	
<b>Proceeding recorded by</b>		

**Case History:-**

The promoter M/s Emaar India Ltd. who is a Collaborator applied for the registration of real estate project namely "Emaar Business District- 89" located at Sector-89, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 11522/22744 dated 31.08.2021 and RPIN-368. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-901-2021. The project area for registration is same as that of the licensed area i.e. 3.70625 acres. License no - 52 of 2021 dated 18.08.2021. The application for registration was scrutinized and 1<sup>st</sup> deficiency notice vide notice no. HARERA/GGM/RPIN/368 dated 03.09.2021 was issued to the promoter with an opportunity of being heard on 14.09.2021. The promoter submitted a reply dated 09.09.2021, after scrutiny of the reply deficiencies were conveyed to the promoter. On 14.09.2021, On the request of the promoter the matter was adjourned for 21.09.2021. The promoter submitted a reply dated 20.09.2021, after scrutiny of the reply the remaining deficiencies were conveyed to the promoter. On 21.09.2021, the promoter requested for one week time and the authority grants the same and matter is adjourned for 27.09.2021. The promoter submitted a reply on 22.09.2021, after scrutiny of the reply the remaining deficiencies were conveyed to the promoter. On 27.09.2021, The authority directed the promoter to remove the above mentioned deficiencies. The matter to come up on 04.10.2021. On 04.10.2021, the above deficiencies still have not been rectified. The matter to come up on 19.10.2021. The promoter submitted the reply on 08.10.2021, after scrutiny of the reply the following deficiencies are mentioned below:

1. Approved Service Plan and Estimates needs to be submitted.
2. Demarcation plan, zoning plan and architectural control sheet needs to be submitted.

The promoter submitted the Bank guarantee of Rs 25 lac for Architectural Control Sheet and Rs 50 lac for the approved service plan and estimates on 13.10.2021.



**Planning Executive**

**REPRESENTED THROUGH**

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

**PROCEEDINGS OF THE DAY**



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


Sh. Rohit Mehta (GM Govt. Affairs) and Sh. Naveen Naudiyal (DM Govt. Affairs) are present on behalf of the promoter.

The hard copy of online DPI has not submitted by promoter.

The AR is advised to submit an undertaking that the timelines of one month for submission of architectural control sheet and 3 months for submission of service plan and estimates from grant of RC shall be strictly followed failing which the Authority will be at liberty to forfeit the Bank Guarantee. The matter to come up on 09.11.2021.

Samir Kumar  
(Member)

  
Vijay Kumar Goyal  
(Member)

  
Dr. K.K. Khandelwal  
(Chairman)

