

Project hearing brief

S.No.	Particulars	Details	
1.	Name of the project	Sapphire 57	
2.	Name of the promoter	M/s Ameya Commercial Projects Pvt. Ltd.	
3.	Nature of the project	Commercial project	
4.	Location of the project	Sector- 57, 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-904-2021	
9.	License no.	24 of 2021 dated 24.05.2021	Valid upto 23.05.2026
10.	Total licensed area	1.60625 acres	Area to be registered 1.60625 acres
11.	Statutory approvals either applied for or obtained prior to registration		
	S. No	Particulars	Date of approval Validity upto
	i)	License Approval	24 of 2021 dated 24.05.2021 23.05.2026
	ii)	Zoning Plan Approval	7780 dated 24.05.2021
	iii)	Building plan Approval	ZP-1476/AD(RA)/2021/20043 dated 17.08.2021
	iv)	Environmental Clearance	N/A
	v)	Airport height clearance	Not Provided
	vi)	Fire scheme approval	Not Provided
	vii)	Service plan and estimate approval	Not Provided
12.	File Status	Date	
	File received on	14.10.2021	
	First notice Sent on	25.10.2021	
	First hearing on	09.11.2021	
	Second hearing on	23.11.2021	
	Third hearing on	21.12.2021	
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.	

	<ol style="list-style-type: none"> 2. DPI needs to be corrected. Status: Submitted 3. Fire Scheme approval needs to be submitted. Status: Applied pending for final approval. 4. Approved Service Plan and Estimates needs to be submitted. Status: Applied pending for final approval 5. Mutation, jamabandi and aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Submitted. 6. Project report needs to be submitted. Status: Submitted, needs to be revised. 7. Pert Chart needs to be revised. Status: Submitted, needs to be revised. 8. Layout superimposed on the demarcation plan showing khasra no. needs to be submitted. Status: Not submitted. 9. Quarterly schedule of physical progress stage wise needs to be corrected. Status: Submitted. 10. Quarterly schedule of physical progress unit wise needs to be filled. Status: Submitted. 11. Quarterly schedule of physical progress of infrastructure and services needs to be corrected. Status: Submitted. 12. Draft Allotment letter is not as per the prescribed format needs to be revised. Status: Not submitted. 13. Draft Builder Buyer Agreement is not as per the prescribed format needs to be revised. Status: Not submitted. 14. Project proponent form needs to be resubmitted. Status: Submitted. 15. Bank undertaking needs to be revised. Status: Not submitted. 16. Cost of land needs to be clarified according to the area applied for registration. Status: Submitted. 17. Sale deed for the area to be applied for registration needs to be submitted. Status: Not submitted. 18. Promoter affidavit keeping in view of section 4(2)(1)(D) of the act needs to be submitted. Status: Not submitted. 19. Quarterly schedule of estimated expenditure needs to be revised in DPI. Status: Submitted. 20. Quarterly schedule of sources of funds needs to be revised in DPI.
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		<p>Status: Submitted.</p> <p>21. Quarterly schedule of net cash flow needs to be revised in DPI.</p> <p>Status: Submitted.</p>
	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. Fire Scheme approval needs to be submitted. 3. Approved Service Plan and Estimates needs to be submitted. 4. Project report needs to be submitted. 5. Pert Chart needs to be revised. 6. Layout superimposed on the demarcation plan showing khasra no. needs to be submitted. 7. Draft Allotment letter is not 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. Bank undertaking needs to be revised. 10. Sale deed for the area to be applied for registration needs to be submitted. 11. Promoter affidavit keeping in view of section 4(2)(I)(D) of the act needs to be submitted.
Day and Date of hearing		Tuesday and 21.12.2021
Proceeding recorded by		Ram Niwas
<p>Case History:</p> <p>The Promoter M/s Ameya Commercial Projects Pvt. Ltd. who is a collaborator applied for the registration of real estate commercial colony namely "Sapphire 57" located at Sector-57, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 24814 dated 14.10.2021 and RPIN-390. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-904-2021. The project area for registration is same as that of the licensed area i.e. 1.60625 acres vide License no -24 of 2021 dated 24.05.2021 The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/390 dated 25.10.2021 was issued to the promoter with an opportunity of being heard on 09.11.2021. On 09.11.2021, the promoter seeks two weeks time for removing the deficiencies and the matter to came up on 23.11.2021. The promoter submitted the reply on 09.11.2021, which was scrutinized and the remaining deficiencies were conveyed to the promoter. On 23.11.2021, the hearing was adjourned and matter was fixed for 21.12.2021. The promoter submitted the reply on 15.11.2021, which was scrutinized and the remaining deficiencies are mentioned below:</p> <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. Fire Scheme approval needs to be submitted. 3. Approved Service Plan and Estimates needs to be submitted. 4. Project report needs to be submitted. 5. Pert Chart needs to be revised. 6. Layout superimposed on the demarcation plan showing khasra no. needs to be submitted. 7. Draft Allotment letter is not 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. Bank undertaking needs to be revised. 10. Sale deed for the area to be applied for registration needs to be submitted. 11. Promoter affidavit keeping in view of section 4(2)(I)(D) of the act needs to be submitted. 		


Ashish KUSH
21/12/2021
Planning Executive

REPRESENTED THROUGH

Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Sh. Balvinder	Sr. Architect	9911938383	

PROCEEDINGS OF THE DAY

Proceedings dated: 21.12.2021.

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

Sh. Balvinder (Sr. Architect) is present on behalf of the promoter.

The promoter stated that they have submitted the fire scheme approval. The AR of the promoter submitted that the service plan and estimates approval may take some time and they are willing to give an undertaking along with a bank guarantee of Rs. 25 lakhs to submit the approval within 2 months of grant of registration. The online DPI has not been filled up. After doing the needful hard copy PDF file of online information be submitted to the Authority along with correction in the A to H format.

The matter to come up on 10.01.2022.


Vijay Kumar Goyal
Member


Dr. K.K. Khandelwal
Chairman