

# HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईस, गुरुग्राम, हरियाणा

## Project – Vista Corner RERA-GRG-1155-2022

### Hearing brief for project registration u/s 4

	Partic	culars	Details		
1.	Name	of the project	Vista Corner		
2.		of the promoter	M/s Copious Realtors Pvt. ltd.		
3.	Nature of the project		Commercial project		
ŀ.		ion of the project	Sector- 89, Gurugram		
5.	Legal capacity to act as a promoter		License Holder		
5.	-	of license holder	M/s Copious Re	altors Pvt. ltd.	
7.	Status of project		New		
3.	Whether registration applied for whole		Whole Project		
).	Phase no. (if applicable)		N/A		
LO.		e application ID	RERA-GRG-PROJ-1155-2022		
11.	Licen	se no.	93 of 2021 date	d 12.11.2021	valid upto 11.11.2026
12.	Total	licensed area	3.7813 acres	Area to be registered	3.7813 acres
13.	-	letion date declared (2)(l)(C)	30.09.2027		
14.	QPR applie	compliances (if	N/A	N/A	
15.		l)(D) compliances (if	N/A		
		apier			
16.		tory approvals either a	pplied for or obt	ained prior to registr	ation
16.				cained prior to registr of approval	ation Validity upto
16.	Statu	tory approvals either a	Date		
16.	Statut S.No	tory approvals either a	Date 93 of 2021 DRG No. D	of approval	Validity upto
16.	Statut S.No i)	ory approvals either a Particulars License Approval Zoning Plan	Date 93 of 2021 DRG No. D 16 Mer 1585/SD(DK)	of approval dated 12.11.2021 TCP- 8011 dated	<b>Validity upto</b> 11.11.2026
16.	Statut S.No i) ii)	ory approvals either a Particulars License Approval Zoning Plan Approval Building plan	Date 93 of 2021 DRG No. D 16 Mer 1585/SD(DK) 02. SEIAA/HR	of approval dated 12.11.2021 TCP- 8011 dated 5.11.2021 mo No. ZP- /2022/26768 dated	Validity upto 11.11.2026 N/A
16.	Statut S.No i) ii) iii)	Particulars License Approval Zoning Plan Approval Building plan Approval Environmental	Date 93 of 2021 DRG No. D 16 Mer 1585/SD(DK) 02. SEIAA/HR 25 AAI/RHQ/NR//	of approval dated 12.11.2021 TCP- 8011 dated 5.11.2021 mo No. ZP- /2022/26768 dated 09.22022 /2022/154 dated	Validity upto 11.11.2026 N/A 01.09.2027
16.	Statut S.No i) ii) iii) iii) iv)	Particulars License Approval Zoning Plan Approval Building plan Approval Environmental Clearance Airport height	Date 93 of 2021 DRG No. D 16 Mer 1585/SD(DK) 02. SEIAA/HR 25 AAI/RHQ/NR/A 596-599 c	of approval dated 12.11.2021 TCP- 8011 dated 5.11.2021 mo No. ZP- /2022/26768 dated 09.22022 /2022/154 dated 5.09.2022 ATM/NOC/2022/149/	Validity upto           11.11.2026           N/A           01.09.2027           24.09.2032
16.	Statut S.No i) ii) iii) iii) iv) v)	Particulars License Approval Zoning Plan Approval Building plan Approval Environmental Clearance Airport height clearance Fire scheme	Date 93 of 2021 DRG No. D 16 Mer 1585/SD(DK) 02. SEIAA/HR 25 AAI/RHQ/NR/A 596-599 c	of approval dated 12.11.2021 TCP- 8011 dated 5.11.2021 mo No. ZP- /2022/26768 dated 09.22022 /2022/154 dated 5.09.2022 ATM/NOC/2022/149/ lated 23.03.2022 ated 27.09.2022	Validity upto           11.11.2026           N/A           01.09.2027           24.09.2032
16.	Statut S.No i) ii) iii) iii) iv) v) v)	Particulars License Approval Zoning Plan Approval Building plan Approval Environmental Clearance Airport height clearance Fire scheme approval Service plan and estimate approval	Date 93 of 2021 DRG No. D 16 Mer 1585/SD(DK) 02. SEIAA/HR 25 AAI/RHQ/NR/A 596-599 c Applied d	of approval dated 12.11.2021 TCP- 8011 dated 5.11.2021 mo No. ZP- /2022/26768 dated 09.22022 /2022/154 dated 5.09.2022 ATM/NOC/2022/149/ lated 23.03.2022 ated 27.09.2022	Validity upto           11.11.2026           N/A           01.09.2027           24.09.2032

Email : hareragurugram@gmail.com, reragurugram@gmail.com, Website : www.harera.in An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016 Act No. 16 of 2016 Passed by the Parliament भू-संपदा (विनियमन और विकास) अधिनियम, 2016की धारा 20के अर्तगत गठिव प्राधिकरण



	First notice Sent on	11.10.2022		
	First hearing on	17.10.2022		
13.	Status of Documents	<ol> <li>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</li> <li>Online DPI needs to be corrected. Status: Not submitted</li> <li>Fire Scheme approval needs to be submitted. Status: Not submitted</li> <li>Approved Service plans and estimates needs to be submitted. Status: Not submitted</li> <li>Non-encumbrance certificate not below the rank of tehsildar needs to be submitted. Status: Not submitted</li> <li>Demarcation plan superimposed on the approved Layout plan showing khasra no. needs to be submitted. Status: Not submitted</li> <li>Draft Allotment letter needs to be revised. Status: Not submitted</li> <li>Draft BBA needs to be revised. Status: Not submitted</li> <li>Draft Conveyance deed needs to be submitted. Status: Not submitted</li> </ol>		
	Deficit Documents	<ol> <li>The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.</li> <li>Online DPI needs to be corrected.</li> <li>Fire Scheme approval needs to be submitted.</li> <li>Approved Service plans and estimates needs to be submitted.</li> <li>Non-encumbrance certificate not below the rank of tehsildar needs to be submitted.</li> <li>Demarcation plan superimposed on the approved Layout plan showing khasra no. needs to be revised.</li> <li>Draft Allotment letter needs to be revised.</li> <li>Draft Conveyance deed needs to be submitted.</li> </ol>		

#### **Case History:**

The Promoter M/s Copious Realtors Pvt. Ltd. who is a license holder applied for the registration of real estate commercial colony namely "Vista Corner" located at Sector-89, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 41895 dated 30.09.2022 and RPIN-520. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1155-2022. The project area for registration is same as that of the licensed area i.e., 3.7813 acres vide License no –93 of 2021 dated 12.11.2021. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/520 dated 11.10.2022 was issued to the promoter with an opportunity of being heard on 17.10.2022.

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#### भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16



Sumeet

**Engineer Executive** 

The promoter did not submit any reply.

Chartered Accountant

Day and Date of hearing Proceeding recorded by

Ram Niwas
PROCEEDINGS OF THE DAY

Proceedings dated: 17.10.2022

Sh. Sumeet, Engineer Executive and Ms. Asha Chartered Accountant briefed about the facts of the case.

Monday and 17.10.2022

None is present on behalf of the promoter.

Deficiencies have already been communicated. Promoter is advised to rectify the deficiencies and submit deficient documents, as detailed above.

Further the AR of the promoter has sent a request for adjournment of hearing for 3 weeks. The request is allowed.

The matter to come up on 14.11.2022.

(Sanjeev Kumar Arora) Member, HARERA, Gurugram

(Vijay Kumar Goyal) Member, HARERA, Gurugram

(Ashok Sangwan) Member, HARERA, Gurugram

ZMA

(Dr. K.K. Khandelwal) Chairman, HARERA, Gurugram

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भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16

- starting the