



Hearing brief for project registration u/s 4


S.No.	Particulars	Details	
1.	Name of the project	Vista Corner	
2.	Name of the promoter	M/s Copious Realtors Pvt. Ltd.	
3.	Nature of the project	Commercial project	
4.	Location of the project	Sector- 89, Gurugram	
5.	Legal capacity to act as a promoter	License Holder	
6.	Name of license holder	M/s Copious Realtors Pvt. Ltd.	
7.	Status of project	New	
8.	Whether registration applied for whole	Whole Project	
9.	Phase no. (if applicable)	N/A	
10.	Online application ID	RERA-GRG-PROJ-1155-2022	
11.	License no.	93 of 2021 dated 12.11.2021	valid upto 11.11.2026
12.	Total licensed area	3.7813 acres	Area to be registered 3.7813 acres
13.	Completion date declared u/s 4(2)(I)(C)	30.09.2027	
14.	QPR compliances (if applicable)	N/A	
15.	4(2)(I)(D) compliances (if applicable)	N/A	
16.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity upto
	i)	License Approval	93 of 2021 dated 12.11.2021 11.11.2026
	ii)	Zoning Plan Approval	DRG No. DTCP- 8011 dated 16.11.2021 N/A
	iii)	Building plan Approval	Memo No. ZP-1585/SD(DK)/2022/26768 dated 02.09.22022 01.09.2027
	iv)	Environmental Clearance	SEIAA/HR/2022/154 dated 25.09.2022 24.09.2032
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2022/149/596-599 dated 23.03.2022 22.03.2030
	vi)	Fire scheme approval	Applied dated 27.09.2022
	vii)	Service plan and estimate approval	Applied dated 27.09.2022
17.	File Status	Date	
	File received on	30.09.2022	

	First notice Sent on	11.10.2022
	First hearing on	17.10.2022
13.	Status of 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. Status: Not submitted 2. Online DPI needs to be corrected. Status: Not submitted 3. Fire Scheme approval needs to be submitted. Status: Not submitted 4. Approved Service plans and estimates needs to be submitted. Status: Not submitted 5. Non-encumbrance certificate not below the rank of tehsildar needs to be submitted. Status: Not submitted 6. Demarcation plan superimposed on the approved Layout plan showing khasra no. needs to be submitted. Status: Not submitted 7. Draft Allotment letter needs to be revised. Status: Not submitted 8. Draft BBA needs to be revised. Status: Not submitted 9. Draft Conveyance deed needs to be submitted. Status: Not submitted
	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. Online DPI needs to be corrected. 3. Fire Scheme approval needs to be submitted. 4. Approved Service plans and estimates needs to be submitted. 5. Non-encumbrance certificate not below the rank of tehsildar needs to be submitted. 6. Demarcation plan superimposed on the approved Layout plan showing khasra no. needs to be submitted. 7. Draft Allotment letter needs to be revised. 8. Draft BBA needs to be revised. 9. Draft Conveyance deed needs to be submitted.


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.

The promoter did not submit any reply.


 Asha
 17/10/22

Chartered Accountant


 Sumeet

Engineer Executive

Day and Date of hearing	Monday and 17.10.2022
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.


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


 (Ashok Sangwan)
 Member, HARERA, Gurugram


 (Vijay Kumar Goyal)
 Member, HARERA, Gurugram


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

