

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम हरियाणा

Project Aanandam Ora
Promoter M/s Ora Land & Housing Pvt. Ltd.

PROJECT HEARING BRIEF

SNo.	Particulars		Details	
1.	Name of the project		Aanandam Ora	
2.	Name of the promoter		M/s Ora Land & Housing Pvt. Ltd.	
3.	Nature of the project		Affordable Residential Plotted Colony under DDJAY	
4.	Location of the project		Sector 93, Gurugram	
5.	Legal capacity to act as a promoter		License holder	
6.	Name of the license holder		M/s Ora Land & Housing Pvt. Ltd.	
7.	Whether registration applied for whole		Whole	
8.	Status of project		New	
9.	Temp. ID		RERA- GRG- PROJ- 1139- 2022	
10.	Date of completion declared u/s 4(2)(l)(c)		REP- II not submitted by the promoter.	
11.	Fee calculation		Registration fee (1845.3665 x 20) + (44263.5035 x 10) = Rs. 4,79,542/-	
			Processing fee 46108.87 x 10 = Rs. 4,61,089/- Total = Rs. 9,40,631/-	
			Paid by the promoter = Rs. 9,70,768/-	
	Deficit fee		Nil	
12.	License no.		108 Of 2022 Valid up to 04.08.2027	
13.	Total licensed area		11.39375 Acres	Area to be registered 11.39375 Acres
14.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval Validity up to	
	i)	License Approval	05.08.2022 04.08.2027	

	ii)	Zoning Plan Approval	Not submitted
	iii)	Layout plan Approval	08.08.2022
	iv)	Environmental Clearance	N/A
	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	Not submitted
	viii)	Electrical load availability connection	Not submitted
15.	File Status		Date
	Project received on		06.09.2022
	First notice sent on		13.09.2022
	Case history- The promoter, i.e., M/s Ora Land & Housing Pvt. Ltd. has applied on dated 06.09.2022 for registration of their affordable plotted colony under DDJAY namely "Aanandam Ora" located at Sector 93, Gurugram, under section 4 of Real Estate (Regulation and Development), Act 2016. This application is for project land admeasuring an area of 11.39375 acres for which license no. 108 of 2022 dated 05.08.2022 valid upto 04.08.2027 has been issued by DTCP in favour of M/s Ora Land & Housing Pvt. Ltd. The current application pertains to 219 residential out of which 117 plots are frozen. On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter and an opportunity of hearing is provided to the promoter on 03.10.2022.		
1.	Deficit documents		1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. 2. Corrections marked on the hard copy of online DPI need to be done. 3. Project Proponents documents needs to be upload in online DPI. 4. Project report needs to be revised. 5. Land Title Search report needs to be revised. Title search for khasra no. 37//12/2/1 needs to be incorporated in the report. 6. Non encumbrance certificate not below the rank of tehsildar needs to be revised. 7. REP -II needs to be submitted.

	8. Service plan and estimates approval/ sanction letter needs to be submitted. 9. Electrical load availability needs to be submitted. 10. HUDA construction water NOC needs to be submitted. 11. Approved zoning plan needs to be submitted. 12. Approved demarcation plan needs to be submitted. 13. Approved Service plan along with estimates needs to be submitted. 14. Bank undertaking needs to be submitted. 15. Builder buyer agreement and conveyance deed needs to be revised. 16. CA certificate for cost of the land needs to be submitted according to the area applied for the registration. 17. Financial resources of the project need to be clarified. 18. Return From the project is negative i.e Rs. 2827.38/-needs to clarify how the project will be run. (Promoter has incurred losses in preceding three financial year)
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(Asha)
Chartered Accountant


(Ar. Neeraj Gautam)
Associate Architectural Executive

Day and Date of hearing	Monday and 03.10.2022
Proceeding recorded by	Sh. Ram Niwas
PROCEEDINGS OF THE DAY	

Proceedings dated 03.10.2022

Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed the facts of the case.

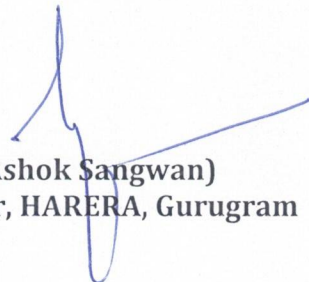
Sh. Rasendra Pathak (Manager) is present on behalf of the promoter.

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

Deficit fee, if any, be also paid before the next date of hearing along with proof of having deposited the deficit fee.

The matter to come up on 17.10.2022.


(Sanjeev Kumar Arora)
Member, HARERA, Gurugram


(Ashok Sangwan)
Member, HARERA, Gurugram


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