

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 FOR PROJECT REGISTRATION U/S 4 OF THE ACT, 2016

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.	Status of project	New		
8.	Whether registration applied for whole/ phase	Whole		
9.	Temp ID	RERA- GRG- PROJ- 1139- 2022		
10.	License no.	103 Of 2022		Valid up to 04.08.2027
11.	Total licensed area	11.39375 Acres	Area to be registered	11.39375 Acres
12.	Project completion date as declared u/s 4(2)(l)(c)	31.08.2026		
13.	QPR compliance	N/A		
14.	4(2)(l)(D) compliance	N/A		
15.	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	26.10.2022	
	iii)	Layout plan Approval	08.08.2022	
	iv)	Environmental Clearance	N/A	
	v)	Airport height clearance	N/A	
	vi)	Fire scheme approval	N/A	

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 2016 की धारा 20 के अर्तगत गठित प्राधिकरण
 भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

	vii)	Service plan and estimate approval	Recommended from CE, GMDA to DTCP, Haryana
	viii)	Electrical load availability connection	21.09.2022
16.	Fee details		
	Registration fee		(1845.3665 x 20) + (44263.5035 x 10) = Rs. 4,79,542/-
	Processing Fee		46108.87 x 10 = Rs. 4,61,089/-
	Late fee		N/A
	Total fee		Rs. 9,40,631/-
17.	DD amount		Rs. 9,70,768/-
	DD no. and date		510860 dated 20.08.2022
	Name of the bank issuing		ICICI Bank
	Deficient amount		Nil
18.	File Status		Date
	Project received on		06.09.2022
	First notice sent on		13.09.2022
	First hearing on		03.10.2022
	First reply submitted on		14.10.2022
	Second reply submitted on		17.10.2022
	Second hearing on		17.10.2022
	Third reply submitted on		27.10.2022
	Third hearing on		14.11.2022
	Fourth hearing on		12.12.2022
	Fourth reply submitted on		12.12.2022
19.	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 up to 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. <u>Proceedings dated 03.10.2022</u> 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. <u>Proceedings dated 17.10.2022</u> Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed the facts of the case. Sh. Rasendra Pathak (AR) 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. The matter to come up on 14.11.2022. <u>Document submitted on 11.11.2022</u> The promoter has requested through email dated 11.11.2022 for adjournment of 30 days time with regard to the hearing scheduled to be held on 14.11.2022 as the promoter requires more time to obtain the approval of service plans and estimates. <u>Proceedings dated 14.11.2022</u> Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed the facts of the case. The promoter has requested through email dated 11.11.2022 for adjournment of 30 days' time with regard to the hearing scheduled to be held on 14.11.2022 as the promoter requires more time to obtain the approval of service plans and estimates. The matter to come up on 12.12.2022	
20.	Present compliance status as on 13.12.2022 of deficient documents as observed on last hearing i.e. 05.12.2022 (On 12.12.2022 matter was adjourned to 13.12.2022)	1. Approved Service plans and estimates needs to be submitted. Status: Recommended from CE, GMDA to DTCP, Haryana
21.	Remarks	The promoter has submitted an application dated 12.12.2022 in the Authority to withdraw the application for registration as there are certain changes in the layout plan which would require more time.
Recommendations: The promoter has submitted an application in the Authority vide central receipt no. 20983/45610 dated 12.12.2022 to withdraw the project registration application due to changes in		

the layout plan. If the Authority deems it appropriate, the application may be considered, and the promoter may be allowed to withdraw the application for registration.


(Asha)
Chartered Accountant


(Ar. Neeraj Gautam)
Associate Architectural Executive


Sumeet
(Planning Coordinator)

Day and Date of hearing	Tuesday and 13.12.2022
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

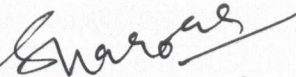
Proceedings dated 13.12.2022

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

Sh. Naveen Sharma (GM-Legal) and Sh. Rasendra Pathak (Manager) are present on behalf of the promoter.

The AR of the promoter states that due to revision in the lay out plans they want to withdraw this application for which they have submitted the written application in the registry of the Authority. They are permitted to withdraw the same. However, the processing fee of Rs. 4,61,089/- submitted by them shall be forfeited.

The matter stands disposed off.


(Sanjeev Kumar Arora)
Member, HARERA, Gurugram


(Vijay Kumar Goyal)
Member, HARERA, Gurugram


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