

Project hearing brief

S.No.	Particulars	Details	
1.	Name of the project	Emaar Business District 75A	
2.	Name of the promoter	M/s Emaar India Ltd.	
3.	Nature of the project	Commercial Plotted Colony (SCO)	
4.	Location of the project	Sector- 75A, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of license holder	Amargyan Development Pvt Ltd and Snow White Buildcon Pvt Ltd	
7.	Status of project	New	
8.	Whether registration applied for whole	Whole Project	
9.	Completion date as mentioned in REP-II	23.08.2027	
10.	Online application ID	RERA-GRG-PROJ-1135-2022	
11.	License no.	129 of 2022 dated 24.08.2022	Valid up to 23.08.2027
12.	Total licensed area	4.55625 acres	Area to be registered 4.55625 acres
13.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	23.08.2027
	ii)	Zoning Plan Approval	N/A
	iii)	Layout plan Approval	N/A
	iv)	Environmental Clearance	N/A
	v)	Architectural Control Sheet	Applied on 07.09.2022
	vi)	Service plans and estimates approval	Applied on 02.09.2022
14.	Fee details		
	Registration fee	27657.731 * 1.5 * 20 = Rs 8,29,731.93/-	
	Processing fee	27657.731 * 10 = Rs 2,76,577.31/-	
	Late fee	N/A	
	Total	Rs 11,06,309.24/-	
15.	DD amount	Rs 11,06,500/-	
	DD no. and date	053734 dated 21.08.2022	
	Name of the bank issuing	Kotak Bank	
	Deficient amount	NIL	



16.	File Status	Date
	File received on	06.09.2022
	First notice Sent on	15.09.2022
	First hearing on	19.09.2022
	Second hearing on	27.09.2022
	Third hearing on	11.10.2022
	Fourth hearing on	26.10.2022 (adjourned)
	Fifth hearing on	27.10.2022
	Sixth hearing on	21.11.2022
17.	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: Submitted but needs to be corrected.2. Online DPI needs to be corrected. Status: Submitted but needs to be corrected.3. Approved architectural control sheet needs to be submitted. Status: Not Submitted.4. Approved service plans and estimates needs to be submitted. Status: Not submitted.5. Electrical load availability needs to be submitted. Status: Applied on 22.09.2022.6. Tree cutting permission/NOC needs to be submitted. Status: Submitted for 1.66 acres. However, needs to be clarified.7. Financial resources of the project needs to be clarified. Status: Not clarified.8. Interest to financial institution needs to be clarified. Status: Not clarified.
	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. Approved architectural control sheet needs to be submitted.4. Approved service plans and estimates needs to be submitted.5. Electrical load availability needs to be submitted.6. Tree cutting permission/NOC needs to be clarified.7. Financial resources of the project needs to be clarified.8. Interest to financial institution needs to be clarified.

Case History:-

The promoter M/s Emaar India Ltd. who is a Collaborator applied for the registration of real estate project namely "Emaar Business District 75 A" located at Sector-75 A, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 40611 dated 06.09.2022 and RPIN-506. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1135-2022. The project area for registration is same as that of the licensed area i.e., 4.5563 acres. License no – 129 of 2022 dated 24.08.2022. The application for

registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/506 dated 15.09.2022 was issued to the promoter with an opportunity of being heard on 19.09.2022.

On 19.09.2022, Sh. Sumeet, Engineer Executive briefed about the facts of the project.

Sh. Anitesh Singh Chauhan (Manager Govt. Affairs) is present on behalf of the promoter. Board resolution for authorization is to be submitted. Deficiencies have already been communicated. Promoter is advised to rectify the deficiencies and submit deficient documents, as detailed above. Matter to come up on 27.09.2022.

The promoter submitted the reply on 19.09.2022 which was scrutinized, and the remaining deficiencies are mentioned above as deficit documents which are also conveyed to the promoter.

On 27.09.2022, the promoter was given 15 days time to submit the deficit documents and the matter was adjourned to 11.10.2022.

The promoter submitted the reply on 27.09.2022 which was scrutinized, and the remaining deficiencies are mentioned above as deficit documents which are also conveyed to the promoter.

On 11.10.2022, the promoter is further advised to rectify the deficiencies and submit the deficient document apart from filing information in REP-I A to H format and detailed project information. Matter to come up on 26.10.2022.

The promoter submitted the reply on 11.10.2022 and 12.10.2022 which were scrutinized, and the remaining deficiencies are mentioned above as deficit documents which are also conveyed to the promoter.

On 26.10.2022, the coram is not complete. The hearing is adjourned for 27.10.2022.

On 27.10.2022, the promoter is directed to rectify the deficiencies and submit the deficit fee if any. The matter is adjourned for 21.11.2022.

The promoter has submitted a reply on 26.10.2022 which was scrutinized and the remaining deficiencies are mentioned above.


(Asha)

Chartered Accountant


(Sumeet)

Engineer Executive

Day and Date of hearing	Monday and 21.11.2022
Proceeding recorded by	Ram Niwas


PROCEEDINGS OF THE DAY


Proceedings dated: 21.11.2022

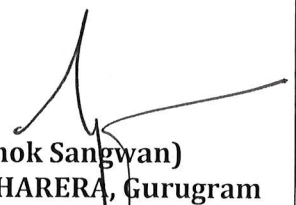
Sh. Sumeet, Engineer Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.


Sh. Anitesh Singh (Manager Govt. Affairs) is present on behalf of the promoter. The AR of the promoter seeks some adjournment of 4 weeks to submit the architectural control sheets and remove other deficiencies.

The matter to come up on 26.12.2022.


(Sanjeev Kumar Arora)
Member, HARERA, Gurugram


(Vijay Kumar Goyal)
Member, HARERA, Gurugram


(Ashok Sangwan)
Member, HARERA, Gurugram


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



HARERA
GURUGRAM

Emaar Business District 75A
RERA-GRG-PROJ-1135-2022

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 अंतर्गत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16