

Project - Mapsko Mount Ville - Phase II
RERA-GRG-1178-2022
Project hearing brief

S.No.	Particulars	Details		
1.	Name of the project	Mapsko Mount Ville - Phase II		
2.	Name of the promoter	M/s Mapsko Builders Pvt. Ltd.		
3.	Nature of the project	Group Housing colony		
4.	Location of the project	Sector 78-79. Gurugram		
5.	Legal capacity to act as a promoter	License Holder		
6.	Name of the license holder	M/s Mapsko Builders Pvt. Ltd.		
7.	Name of the collaborator	N/A		
8.	Status of project	NEW		
9.	Whether registration applied for whole	NO (In 2 phases)		
	Phase no.	2		
10.	Online application ID	RERA-GRG-PROJ-1178-2022		
11.	License no.	38 of 2012 dated 22.04.2012	Valid upto 21.04.2025	
12.	Total licensed area	16.369 acres	Area to be registered	
			2.3120 acres	
13.	Projected completion date	OC- 31.01.2028		
		CC- 31.01.2029		
14.	RC Compliances	RC no- 328 of 2017 - N/A		
15.	QPR Compliances (if applicable)	Not Submitted		
16.	4(2)(I)(D) Compliances (if applicable)	Not Submitted		
17.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Validity upto	
	i)	License Approval	38 of 2012 dated 22.04.2012	21.04.2025
	ii)	Zoning Plan Approval	3154 dated 24.04.2012	
	iii)	Revised Building plan Approval	ZP-801/JD(RA)/2022/39113 dated 27.12.2022	26.12.2027
	iv)	Environmental Clearance	SEIAA/HR/2022/189 dated 13.10.2022	12.10.2032
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2022/419/1722-25 dated 07.07.2022	06.07.2030
	vi)	Fire scheme approval	FS/MCG/2013/575 dated 02.03.2013	-
		Revised Fire scheme approval	Not Submitted	
	vii)	Service plan and estimate approval	LC-2438-JE(S)2014/15278 dated 15.07.2014	

	Revised Service plan and estimate approval	Applied.
18.	Fee Details	
	Registration Fee	14,185.615*1.75*10= Rs 2,48,248/-
	Processing Fee	14,185.615*10= Rs 1,41,856/-
	Late Fee	N/A
	Total Fee	Rs 3,90,104/-
19.	DD amount	Rs 4,00,000/-
	DD no. and date	500493 dated 20.01.2023
	Name of the bank issuing	Union Bank of India
	Deficient amount	NIL
20.	File Status	Date
	File received on	21.01.2023
	First notice Sent on	27.01.2023
	First hearing on	31.01.2023
	Second hearing on	02.02.2023
21.	Case History:	
	<p>The Promoter M/s Mapsko Builders Pvt. Ltd. who is a license holder applied for the registration of real estate group housing colony namely “Mapsko Mount Ville Phase II” located at Sector-78 & 79, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 47984 dated 21.01.2023 and RPIN-571. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1178-2022. The project area for registration is 2.1320 acres out of the licensed area i.e., 16.369 acres vide License no –38 of 2012 dated 22.04.2012.</p> <p>Earlier the project was registered with the Authority vide registration no. 328 of 2017 dated 23.10.2017. Further, an extension was granted vide no. 08 of 2019 dated 23.12.2019 which is valid upto 30.08.2020 + 6 months COVID i.e., 28.02.2021. At the time of extension, the promoter was directed to get a separate registration for part II exclusive of the area applied for the Occupation certificate.</p> <p>Further, the building plans have been revised and approved vide memo no. ZP-801/JD(RA)/2022/39113 dated 27.12.2022. The building plans are revised for the Cluster 4, Villa I, Villa II, Villa III, EWS and Nursery School and for balance area occupation certificate has been granted as mentioned in the revised site plan. Therefore, the promoter applied for registration of the revised area out of the total area.</p> <p>Therefore, the present application for registration of group housing project was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/571 dated 27.01.2023 was issued to the promoter with an opportunity of being heard on 31.01.2023.</p> <p>On 31.01.2023, the matter was adjourned and fixed for 02.02.2023.</p> <p>The promoter submitted two replies on 30.01.2023 and one on 31.01.2023 which were scrutinized and the status of documents is mentioned below:</p>	
22.	Present compliance status as on 02.02.2023 of deficient documents as conveyed vide notice dated 27.01.2023.	<p>1. Copy of Consent of two-third allottees in the project needs to be submitted as the building plans are revised.</p> <p>Status: Total sold units are 756 out of 756. Out of them 749 are individual and consent of 610 allottees are submitted.</p>

		<p>2. 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.</p> <p>3. Online DPI needs to be corrected. Status: Submitted but needs to be corrected.</p> <p>4. Mutation and jamabandi duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Submitted.</p> <p>5. Revised fire scheme approval needs to be submitted. Status: Not Submitted</p> <p>6. Revised service plan & estimates needs to be submitted. Status: Applied.</p> <p>7. Approval NOCs from the various agencies for connecting external services like road and storm water needs to be submitted. Status: Storm water Submitted. Approved vide no. GMDA/Drainage/2023/66 dated 30.01.2023. Undertaking for non-applicability of road access.</p> <p>8. Non-encumbrance certificate not below the rank of tehsildar/ ROC form needs to be submitted. Status: Submitted.</p> <p>9. Affidavit regarding no sale in the applied area needs to be submitted. Status: Undertaking for no sale Submitted.</p> <p>10. Pert Chart needs to be submitted. Status: Submitted.</p> <p>11. Layout plan superimposed on the demarcation plan needs to be submitted alongwith the details of phases. Status: Submitted.</p> <p>12. Draft allotment letter needs to be submitted as per prescribed format. Status: Submitted.</p> <p>13. Draft BBA needs to be submitted as per prescribed format. Status: Submitted.</p> <p>14. Draft Conveyance deed needs to be submitted. Status: Submitted.</p> <p>15. REP-II needs to be revised. Status: Submitted.</p> <p>16. Land cost annexures needs to be submitted. Status: Not Submitted</p> <p>17. Copy of paid challan of EDC, IDC, Conversion Charges needs to be submitted.</p>
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23.	Remarks	<ol style="list-style-type: none"> The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Online DPI needs to be corrected. Revised fire scheme approval needs to be submitted- The promoter has submitted an undertaking alongwith a DD vide no 500496 dated 30.01.2023 amounting Rs 25 lakhs as a security amount to submit the approval within 3 months from the date of issuance of registration certificate. Revised service plan & estimates needs to be submitted- The promoter has submitted an undertaking alongwith a DD vide no 500497 dated 30.01.2023 amounting Rs 25 lakhs as a security amount to submit the approval within 3 months from the date of issuance of registration certificate. Land cost annexures needs to be submitted. Copy of paid challan of Conversion Charges needs to be submitted. Cash flow statement needs to be submitted. Quarterly statement of expenditures and funds needs to be submitted.

Recommendations:

The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the corrections in online DPI, corrections in online (A-H) form, Revised Fire Scheme approval and Revised service plan & estimates



The promoter has submitted two DD vide no 500496, 500497 dated 30.01.2023 amounting Rs 25 lakhs as a security amount to submit the Revised Fire Scheme approval and Revised service plan & estimates within 3 months from the date of issuance of registration certificate.

It is recommended that the Authority may consider the grant of registration subject to the submission of above.


Asha

Chartered Accountant


Sumeet

Planning Coordinator


Ashish Kush

Planning Executive

Day and Date of hearing

Thursday and 02.02.2023

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY


Proceedings dated: 02.02.2023.

Sh. Ashish Kush, Planning Executive briefed about the facts of the case.


Sh. Rishu Garg is present on behalf of the promoter.

Approved as proposed subject to publication of notice in two prominent newspapers regarding inviting the objections from the allottees with regard to the revision of building plans. If any allottee have any objection than the allottee can visit the office of HARERA, Gurugram and see/check the consent of allottees submitted by the promoter alongwith the revised building plans within seven days from the date of publication.


(Sanjeev Kumar Arora)
Member, HARERA, Gurugram


(Ashok Sangwan)
Member, HARERA, Gurugram


(Vijay Kumar Goyal)
Member, HARERA, Gurugram


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

