

Project Gokulam
 Promoter M/s N B Buildcon Pvt. Ltd.

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

SNo.	Particulars	Details	
1.	Name of the project	Gokulam	
2.	Name of the promotor	M/s NB Buildcon Pvt. Ltd.	
3.	Nature of the project	Residential Plotted Colony under DDJAY	
4.	Location of the project	Sector 07, Sohna, Gurugram	
5.	Legal capacity to act as a promoter	Licensee	
6.	Name of the license holder	M/s NB Buildcon Pvt. Ltd.	
7.	Whether registration applied for whole	Whole	
8.	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1209-2022	
10.	License no.	168 of 2022	Valid up to 20.10.2027
11.	Total licensed area	10.4125 Acres	Area to be registered 10.4125 Acres
12.	Project completion date as declared u/s 4(2)(I)(c)	31.08.2024	
13.	QPR compliance	N/A	
14.	4(2)(I)(D) compliance	N/A	
15.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	21.10.2022
	ii)	Zoning Plan Approval	Not approved. Demarcation approved on 13.12.2022
	iii)	Layout plan Approval	21.10.2022
	iv)	Environmental Clearance	N/A
	v)	Airport height clearance	N/A

	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	Applied on 31.10.2022
	viii)	Electricity load availability connection	06.12.2022
16.	Fee details		
		Registration fee	$(1685.513 \times 10) + (40452.312 \times 5)$ =Rs. 2,19,117/-
		Processing Fee	42137.825×10 = Rs. 4,21,379/-
		Late fee	Nil
		Total fee	Rs. 6,40,496/-
17.	DD amount		
		DD no. and date	Rs. 5,64,650/- Rs. 75,846/- 217181 dated 09.11.2022 217229 dated 01.12.2022
		Name of the bank issuing	Federal Bank
		Deficient amount	Nil
18.	File Status		
		Project received on	16.11.2022
		First notice sent on	23.11.2022
		First reply submitted on	24.11.2022
		Second reply submitted on	02.12.2022
		First hearing on	05.12.2022
		Third reply submitted on	09.12.2022
		Second hearing on	12.12.2022
		Fourth reply submitted on	13.12.2022
		Third hearing on	19.12.2022
		Fifth reply submitted on	23.12.2022
19.	Case history-		



The promoter i.e., M/s N B Buildcon Pvt. Ltd. has applied on dated 16.11.2022 for registration of their affordable plotted colony under DDJAY namely "Gokulam" located in Sector-7, Sohna, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.

This application is for project land admeasuring an area of 10.4125 acres for which the license vide no. 168 of 2022 dated 21.10.2022 valid up to 20.10.2027 has been issued by DTCP in favour M/s N B Buildcon Pvt. Ltd. (after migration of part area from license no. 27 of 2014 dated 12.06.2014 granted for setting up of group housing colony over an area of 14.76 acres) for which the promoter has submitted a notarized affidavit stating that no sale has been made with respect to the license no. 27 of 2014 dated 12.06.2014.

The current application pertains to 176 residential plots out of which 18 are mortgaged in lieu of IDW and a commercial block proposed to be developed by M/s N B Buildcon Pvt. Ltd.

On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter through first deficiency notice vide no. HARERA/GGM/RPIN/533 dated 23.11.2022.

Proceedings dated 05.12.2022

The authorized representative of the promoter is advised to rectify the deficiencies and submit the deficit fee (if any) along with the deficit documents apart from filing information in REP-I A to H format and online detailed project information. Matter to come up on 19.12.2022.

The promoter submitted a request for early hearing of the project in the Authority vide Dak receipt ID 45490 dated 09.12.2022. On the request of the promoter, the matter is preponed to 12.12.2022.

On 12.12.2022, the matter was adjourned to 19.12.2022. On 19.12.2022, the matter was adjourned to 23.12.2022.


20.	Present compliance status as on 23.12.2022 of deficient documents as observed on last hearing i.e. 19.12.2022 (on 19.12.2022 matter was adjourned to 23.12.2022)	<ol style="list-style-type: none">1. Online corrections in the DPI made and Hard copies of corrected online DPI and REP-I (part A-H) be submitted2. Approved demarcation plan needs to be submitted. Status: Submitted3. Power line shifting NOC needs to be submitted. Status: Applied for power line shifting permission
21.	Remarks	<ol style="list-style-type: none">1. Online corrections in the DPI made and Hard copies of corrected online DPI and REP-I (part A-H) be submitted. - The promoter may be directed to submit the bound hard copy of DPI and REP-1 within a week.2. Approved zoning plan needs to be submitted- The promoter has submitted cheque no. 115498 dated 12.12.2022 of Federal bank amounting to Rs. 25 Lacs on account of submission of approved zoning plan in the Authority within three months.


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	<p>3. Approved service plans and estimates need to be submitted- The promoter has submitted cheque no. 115499 dated 12.12.2022 of Federal bank amounting to Rs. 25 Lacs on account of submission of approved service plans and estimates in the Authority within three months.</p> <p>4. Power line shifting NOC needs to be submitted- the promoter may be directed to submit the power line shifting NOC within one month.</p>
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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 approved service plan & estimates; approved zoning plan and power line shifting NOC.

The promoter has submitted cheque nos. 115498 dated 12.12.2022 and 115499 dated 12.12.2022 of Federal Bank each amounting to Rs. 25 lacs for submission of approved zoning and approved service plans and estimates within three months. The cheques have been received and entered in register of Planning Coordinator and Planning Coordinator has sent them to Accounts Branch for encashment. It is recommended that the Authority may consider for grant of registration.


 (Asha)
 Chartered Accountant

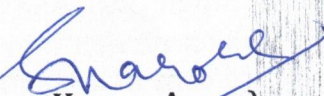

 (Ar. Neeraj Gautam)
 Associate Architectural Executive

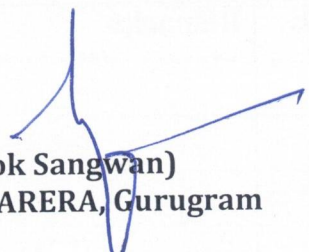

 (Sumeet)
 Planning Coordinator

Day and Date of hearing	Friday and 23.12.2022
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 23.12.2022
 Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.
 Sh. Sunil Mehta (Director) is present on the behalf of the promoter.
 Approved as proposed.


 (Sanjeev Kumar Arora)
 Member, HARERA, Gurugram


 (Ashok Sangwan)
 Member, HARERA, Gurugram


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

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