

Project hearing brief

S.No.	Particulars	Details	
1.	Name of the project	One Global	
2.	Name of the promoter	M/s Capital Heights Pvt. Ltd.	
3.	Nature of the project	Commercial Plotted Colony (SCO)	
4.	Location of the project	Sector- 73, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of license holder	M/s Goddard Builders & Constructions Pvt. Ltd.	
7.	Status of project	New	
8.	Whether registration applied for whole/phase	Whole Project	
9.	Completion date as mentioned in REP-II	30.09.2025	
10.	Online application ID	RERA-GRG-PROJ-1274-2023	
11.	License no.	184 of 2022 dated 14.11.2022	Valid up to 13.11.2027
12.	Total licensed area	7.4063 acres	Area to be registered 7.4063 acres
13.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	184 of 2022 dated 14.11.2022.
	ii)	Zoning Plan Approval	N/A
	iii)	Layout plan Approval	DGTCP- 8740 dated 14.11.2022
	iv)	Environmental Clearance	N/A
	v)	Architectural Control Sheet	ZP-1673/JD(RA)/2023/1053 dated 10.01.2023
	vi)	Service plan and estimate approval	LC-4733-JE(DS)-2023/1635 dated 18.01.2023.
14.	Fee details		
	Registration fee	44,958.041 * 1.5 * 20 = Rs 13,48,741/-	
	Processing fee	44,958.041 * 10 = Rs 4,49,580/-	
	Late fee	N/A	
	Total	Rs 17,98,321/-	
15.	DD amount	1. Rs 6,00,000/- 2. Rs 3,00,000/- 3. Rs 8,98,321/-	
	DD no. and date	1. 024171 dated 29.11.2022. 2. 024172 dated 29.11.2022.	



		3. 024237 dated 21.01.2023.
	Name of the bank issuing	HDFC Bank
	Deficient amount	NIL
16.	File Status	Date
	File received on	11.01.2023
	First notice Sent on	19.01.2023
	First hearing on	23.01.2023
	Second hearing on	30.01.2023
	Third hearing on	31.01.2023
	Fourth hearing on	02.02.2023
17.	Case History:- The promoter M/s Capital Heights Private Limited who is a collaborator had applied for the registration of real estate project namely "One Global" located at Sector-73, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 47332 dated 11.01.2023 and RPIN-562. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1274-2023. The project area for registration is same as that of the licensed area i.e., 7.40625 acres. License no - 184 of 2022 dated 14.11.2022 valid up to 13.11.2027. The application for registration was scrutinized and 1 st deficiency notice vide notice no. HARERA/GGM/RPIN/562 dated 19.01.2023 was issued to the promoter with an opportunity of being heard on 23.01.2023. On 23.01.2023 , the matter was adjourned and fixed for 30.01.2023. The promoter submitted replies on 23.01.2023, 27.01.2023 and 30.01.2023 which were scrutinized and conveyed to the promoter. On 30.01.2023 , the matter was adjourned to 31.01.2023. On 31.01.2023 , the matter was adjourned to 02.02.2023. The promoter submitted reply on 02.02.2023 which was scrutinized and conveyed to the promoter The status of the documents is mentioned below:	
18.	Present compliance status as on 02.02.2023 of the deficiencies conveyed in the last hearing dated 31.01.2023.	<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. Copy of Jamabandi comprising the complete land details duly certified by revenue officer six months prior to date of application needs to be submitted. Status: The promoter/ landowner submitted an affidavit regarding the ownership of the land and also stated that M/s Goddard Builders & Constructions Pvt. Ltd. is the owner of land as mentioned in the land schedule attached with the license.

		4. GPA executed after the development agreement needs to be submitted. Status: Submitted. 5. Miscellaneous cost needs to be clarified. Status: Clarified.
Remarks		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.

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 corrections in online DPI and A-H form.

It is recommended that the Authority may consider the grant of registration.


 (Asha)

Chartered Accountant


 (Sumeet)

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

Ms. Hima Kashyap, Sh. B.B. Sahu and Sh. Pramod Kumar are present on behalf of the promoter.

Approved as proposed.


 (Sanjeev Kumar Arora)
 Member, HARERA, Gurugram


 (Ashok Sangwan)
 Member, HARERA, Gurugram


 (Vijay Kumar Goyal)
 Member, HARERA, Gurugram


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

