

**Project- TRL Residential Plotted Colony
 Temp ID- RERA-GRG-1092-2022**
Project hearing brief

S.No	Particulars	Details	
1.	Name of the project	TRL Residential Plotted Colony	
2.	Name of the promoter	M/s TRL Riceland Pvt. Ltd.	
3.	Nature of the project	Residential Plotted Colony	
4.	Location of the project	Sector-76, Revenue Estate Manesar, Gurugram	
5.	Legal capacity to act as a promoter	License holder	
6.	Status of project	New	
7.	Whether registration applied for whole/Phase	Whole	
8.	Phase no. (If applicable)	N/A	
9.	Online application ID*	RERA-GRG-PROJ-1092-2022	
10.	License no.	87 of 2017 dated 23.10.2017	Valid upto 22.10.2022 Expired (CC obtained on 21.10.2022)
11.	Total licensed area	29.9125 Acre	Area to be registered 29.9125 Acre
12.	Project completion date as declared u/s 4(2)(I)(C)	Completed (CC obtained on 21.10.2022)	
13.	QPR Compliance (If applicable)	N/A	
14.	4(2)(I)(D) Compliance (If applicable)	N/A	
15.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	23.10.2017 22.10.2022
	ii)	Zoning Plan Approval	09.10.2018 N/A
	iii)	Layout plan Approval	09.10.2018 N/A
	iv)	Environmental Clearance	N/A N/A
	v)	Service plan and estimate approval	Submitted
16.	Fee Details		


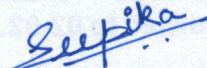
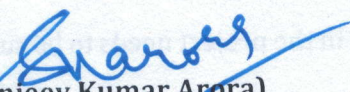
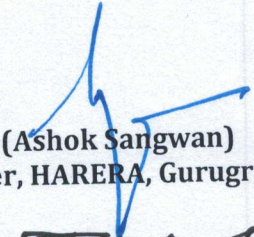

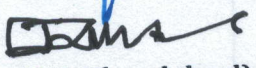
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	A) Registration fee for plotted area	Residential 118623.29 sqm *1*10= Rs. 11,86,233/- Commercial 2428.11 sqm *1*20= Rs. 48,562/-	
	C) Processing Fee	29.9125 x 4046.86 x 10= Rs. 12,10,517 /-	
	Total Fee (A+B)	Rs 24,45,309 /-	
	Deficit fee	N/A	
17.	DD Details		
	Receipt no.	1433	1434
	DD No. and Date	031123 dated 10.12.2022	031124 dated 10.12.2022
	Fees Paid	Rs. 12,10,520/-	Rs. 12,34,800/-
	Total Fees Paid	Rs. 24,45,320/-	
18.	File Status	Date	
	File received on	16.01.2023	
	First notice Sent on	27.01.2023	
	Reply submitted on	27.01.2023	
	1ST hearing on	30.01.2023	
	Reply submitted on	30.01.2023	
	2nd hearing on	31.01.2023	
	3rd hearing on	02.02.2023	
19.	Case History: -		
	<p>The promoter M/s TRL Riceland Pvt. Ltd. who is a License holder applied for the registration of real estate project namely "TRL Residential Plotted Colony" Sector-76, Revenue Estate Manesar, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016 vide central receipt no. 47575 16.01.2023 and RPIN-568. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-1092-2022. The project area for registration is same as that of the licensed area i.e., 29.9125 acres. License no – 87 of 2017 dated 23.10.2017. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/568 dated 26.01.2023 was issued to the promoter with an opportunity of being heard on 30.01.2023.</p> <p>On 30.01.2023, The matter is adjourned to 31.01.2023.</p>		

	On 31.01.2023, The matter is adjourned to 02.02.2023.	
20.	<p>Present compliance status as on 02.02.2023 of deficient documents conveyed vide notice 27.01.2023. (On 31.01.2023 matter was adjourned to 02.02.2023.)</p>	<ol style="list-style-type: none"> 1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each. Status- Not Submitted 2. Corrections marked on the hard copy of online DPI need to be done. Status- Submitted 3. Copy of super imposed demarcation plan on the approved layout plan needs to be submitted. Status- Submitted 4. Service plan needs to be submitted (Solid waste management plan, Street light plan, Landscape plan.) Status- Submitted 5. NOCs of Tree cutting and Powerline shifting needs to be submitted. Status- Submitted 6. Land title of the project - whether title deeds, mutation, jamabandi and aks-shijra duly certified by revenue officer six months prior to date of application needs to be submitted. Status- Submitted 7. Whether the fact that project land licensed and bonded for setting up of a colony has been informed to the revenue department for entry in the record of ownership needs to be submitted. Status- Submitted 8. Affidavit regarding no sale in the project needs to be submitted. Status- Submitted 9. Draft Brochure for the project needs to be submitted. Status- Submitted 10. Draft Advertisement document needs to be submitted. Status- Not Submitted 11. Copy of paid challan of EDC & IDC needs to be provided. Status- Submitted 12. Any other cost in miscellaneous cost needs to be revised. Status- Submitted 13. Independent auditor and director report for the financial year 2019-2020, 2020-21 and 2021-2022. Status- Submitted 14. Bank undertaking needs to be provided. Status- Submitted 15. REP-II needs to be revised. Status- Submitted



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21.	Remarks	1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each.
	 (Asha) Chartered Accountant	 (Deepika) Planning Executive
	Day and Date of hearing	Monday and 02.02.2023
	Proceeding recorded by	Ram Niwas
PROCEEDINGS OF THE DAY		
<p>Proceedings dated: 02.02.2023 Ms. Deepika, Planning Executive and Mrs. Asha, Chartered Accountant briefed about the facts of the project. Sh. Tommy Thomas (GM-Corporate affairs), Sh. Hemant Gupta (GM- Finance) and Sh. Raj Kumar Sharma are present on behalf of the promoter. The license for the project was received on 23.10.2017 and the promoter proceeded to develop the project and finally obtained CC on 21.10.2022. As per provision of section 4 (1) of the Act of 2016, the following has been provided "Every promoter shall make an application to the Authority for registration of the real estate project in such form, manner, within such time and accompanied by such fee as may be prescribed" In view of the above a decision is to be taken regarding violation of section 4(1) by the promoter not registering the project as prescribed. To come to a definite conclusion in the matter, it is decided to seek the opinion of Advocate General, Haryana. A detailed reference may be made in this regard to the AG, Haryana. The matter is adjourned and 27.02.2023.</p>		
	 (Sanjeev Kumar Arora) Member, HARERA, Gurugram	 (Ashok Sangwan) Member, HARERA, Gurugram
	 (Vijay Kumar Goyal) Member, HARERA, Gurugram	 (Dr. K.K. Khandelwal) Chairman, HARERA, Gurugram