

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

SNo.	Particulars	Details		
1.	Name of the project	Green Bhoomi		
2.	Name of the promotor	M/s BST Developers India Pvt.Ltd.		
3.	Nature of the project	Residential Plotted Colony under DDJAY		
4.	Location of the project	Sector 99A, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the license holder	Sh. Bhim Singh, Sh. Jayveer Alias Jagdish, Sh. Heera Singh and Sh. Pradeep Ss/o sh. Dalip Singh		
7.	Whether registration applied for whole	Whole		
8.	Phase no.	N/A		
9.	Online application ID	RERA-GRG-PROJ-1211-2022		
10.	License no.	170 of 2022	Valid up to 28.11.2027	
11.	Total licensed area	5.6375 Acres	Area to be registered	5.6375 Acres
12.	Project completion date as declared u/s 4(2)(l)(c)	25.01.2027		
13.	QPR compliance	N/A		
14.	4(2)(l)(D) compliance	N/A		
15.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	22.10.2022	21.10.2027
	ii)	Zoning Plan Approval	07.12.2022	
	iii)	Layout plan Approval	27.10.2022	
	iv)	Environmental Clearance	N/A	




	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	Recommended from CE, GMDA to DGTCP
	viii)	Electricity load availability connection	Applied on 13.12.2022
16.	Fee details		
		Registration fee	(21902.364 x 10) + (912.598 x 20) =Rs. 2,19,024/-
		Processing Fee	22814.962 x 10 = Rs. 2,28,150/-
		Late fee	Nil
		Total fee	Rs. 4,65,426/-
17.	DD amount		
		DD amount	Rs. 4,60,865/- Rs 4561/-
		DD no. and date	501518 dated 09.12.2022 995089 dated 05.01.2023
		Name of the bank issuing	ICICI Bank
		Deficient amount	NIL
18.	File Status		
		Project received on	21.12.2022
		First notice sent on	04.01.2023
		First notice sent on	06.01.2023
19.	<p>Case history- The promoter i.e., M/s BST Developers India Pvt. Ltd. has applied on dated 21.12.2022 for registration of their affordable plotted colony under DDJAY namely "Green Bhoomi" located at Sector 99A, Gurugram, under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application is for project land for which license no. 170 of 2022 dated 22.10.2022 admeasuring an area of 5.6375 acres is granted by DTCP in favour of Sh. Bhim Singh, Jayveer alias Jagdish, Heera Singh and Pradeep all s/o Sh. Dalip Singh in collaboration with M/s BST Developers India Pvt. Ltd. in revenue estates of village Harsaru, Sector- 99A, Gurugram.</p> <p>The current project comprises of 96 residential plots and a commercial block proposed to be developed by M/s BST Developers India Pvt. Ltd.</p>		

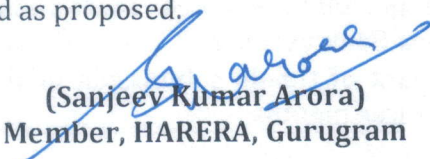
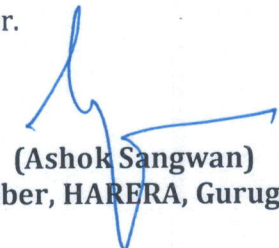

	On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/552 dated 04.01.2023 and an opportunity of hearing is provided on 09.01.2023. on 09.01.2023, the matter was adjourned to 16.01.2023	
20.	Present compliance status as on 16.01.2023 of deficient documents as observed on 09.01.2023. (on 09.01.2023 the matter was adjourned to 16.01.2023)	<ol style="list-style-type: none"> 1. Online corrections in REP-I (Part A-H) and DPI need to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status: Hard copy of the corrected DPI and REP-I needs to be submitted. 2. Approved service plans and estimates need to be submitted. Status: Recommended from CE, GMDA to DG-TCP, Haryana 3. Approved electrical load availability connection needs to be submitted. Status: Applied on 13.12.2022 4. PERT chart of the proposed project needs to be submitted. Status: Submitted 5. Revised payment plan needs to be submitted. Status: Submitted 6. The financial resources of the project need to be in accordance with the project cost, so same needs to be revised. Status: Correction made in DPI accordingly 7. CA certificate for non-default in payment needs to be revised. Status: Submitted 8. Quarterly schedule of estimated needs to be submitted. Status: Submitted
21.	Remarks	<ol style="list-style-type: none"> 1. Corrected copy of online DPI and REP-I needs to be submitted.- The promoter may be directed to submit the hard bound copy of DPI and REP-I within a week 2. Approved service plans and estimates need to be submitted.- Recommended from CE, GMDA to DG-TCP, Haryana. The promoter has submitted a cheque no. 000029 dated 16.01.2023 of Indian Overseas Bank as a security amount of Rs. 25 lacs on account of timely submission of the approval within three months.

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

		3. Approved electrical load availability connection needs to be submitted.- Applied on 13.12.2022. the promoter may be directed to submit the same within one month.
<p>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 & estimate and approved electrical load availability connection.</p> <p>The promoter has submitted a cheque no. 000029 dated 16.01.2023 as a security amount of Rs. 25 Lacs on account of submission of approved service plans and estimates to the Authority within three months. This security amount may be forfeited in case the promoter fails to submit the approval within stipulated time. The cheque has been entered in the register of Planning Coordinator and forwarded to Account branch for encashment</p> <p>It is recommended that the Authority may consider for grant of registration.</p> <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;">  (Asha) Chartered Accountant </div> <div style="text-align: center;">  Sumeet (Planning Coordinator) </div> <div style="text-align: center;">  (Ar. Neeraj Gautam) Associate Architectural Executive </div> </div>		

Day and Date of hearing	Monday and 16.01.2023
Proceeding recorded by	Sh. Ram Niwas
PROCEEDINGS OF THE DAY	
<p>Proceedings dated 16.01.2023</p> <p>Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.</p> <p>Sh. Sunil Kumar Saini (AR) is present on the behalf of the promoter.</p> <p>Approved as proposed.</p> <div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div style="text-align: center;">  (Sanjeev Kumar Arora) Member, HARERA, Gurugram </div> <div style="text-align: center;">  (Ashok Sangwan) Member, HARERA, Gurugram </div> </div> <div style="text-align: center; margin-top: 20px;">  (Dr. K.K. Khandelwal) Chairman, HARERA, Gurugram </div>	