

**Project hearing brief for registration u/s 4**

S.No.	Particulars	Details		
1.	Name of the project	La Vida Phase 2		
2.	Name of the promoter	M/s Sector 113 Gate Vida Developers Pvt. Ltd.		
3.	Nature of the project	Group Housing colony		
4.	Location of the project	Sector 112 & 113, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator (as per Building plan)		
6.	Status of project	Ongoing		
7.	Whether registration applied for whole/ Phase	Phase		
8.	Phase no.	2		
9.	Online application ID	RERA-GRG-1118-2022		
10.	License no.	105 of 2011 dated 11.12.2011	valid up to 10.12.2024	
		85 of 2012 dated 29.08.2012	valid up to 28.08.2025	
		86 of 2012 dated 29.08.2012	valid up to 28.08.2025	
11.	Total licensed area	21.0437 Acres	<b>Area to be Registered</b> 6.18 acres	
12.	Projected completion date	31.03.2026		
13.	QPR Compliances (if applicable)	<b>148 of 2017 - Submitted. 186 of 2017 - Submitted.</b>		
14.	4(2)(I)(D) Compliances (if applicable)	<b>148 of 2017 - Submitted. 186 of 2017 - Submitted.</b>		
15.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
i)		License Approval	105 of 2011 dated 11.12.2011	10.12.2024
			85 of 2012 dated 29.08.2012	28.08.2025
			86 of 2012 dated 29.08.2012	28.08.2025
ii)		Zoning Approval Plan	3374 dated 30.08.2012	
iii)		Building Approval plan	ZP-766/SD(DK)/2022/21926 dated 26.07.2022	03.06.2026
iv)		Environmental Clearance	SEIAA/HR/2016/767 dated 15.09.2016	14.09.2026
v)		Airport height clearance	AAI/RHQ/NR/ATM/NOC/2019/222/1084-1087 dated 27.06.2019	26.06.2027
vi)		Revised Fire scheme approval	DFS/Supdt/2018/854/36574 dated 05.04.2018	-
vii)		Service plan and estimate approval	LC-2577(C)-PA(SN)-2017/4252 dated 06.03.2017.	
16.	Fee Details			
	Registration Fee		<b>Resi-</b> 38827.431*1.75*10= Rs 6,79,480/- <b>Comm-</b> 207.888*1.75*20= Rs 7276/- <b>Total -</b> Rs 6,86,756/-	

	<b>Processing Fee</b>	39035.319*10= Rs 3,90,353/-
	<b>Late Fee</b>	400% of registration fee- 6,86,756*4= Rs 27,47,024/-
	<b>Total Fee</b>	Rs 38,24,133/-
17.	DD amount	Rs 8,06,770/- Rs 2,70,338/- Rs 27,47,025/-
	DD no. and date	877314 dated 26.07.2022 455899 dated 31.10.2022 115387 dated 25.11.2022
	Name of the bank issuing	Union Bank of India
	Deficient amount	NIL
18.	<b>File Status</b>	<b>Date</b>
	<b>File received on</b>	21.09.2022
	<b>Deficiency conveyed on</b>	07.10.2022
	<b>First hearing on</b>	10.10.2022 (adjourned)
	<b>Second hearing on</b>	12.10.2022
	<b>Third hearing on</b>	26.10.2022 (adjourned)
	<b>Fourth hearing on</b>	27.10.2022
	<b>Fifth hearing on</b>	21.11.2022
	<b>Sixth hearing on</b>	28.11.2022
19.	<b>Status of documents</b>	<ol style="list-style-type: none"> <li>1. Deficit Fee- Rs 27,47,025/- <b>Status: Submitted vide DD no. 115387 dated 25.11.2022.</b></li> <li>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.</li> <li>3. Online DPI needs to be revised. Status: Not submitted.</li> <li>4. Draft BBA needs to be needs to be revised. <b>Status: Submitted.</b></li> </ol>
20.	<b>Deficit documents</b>	<ol style="list-style-type: none"> <li>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.</li> <li>2. Online DPI needs to be revised.</li> </ol>

### Case History:

The Promoter M/ Sector 113 Gate Vida Developers Pvt. Ltd. who is a collaborator (as per building plan) applied for the registration of real estate group housing colony namely "La Vida Phase 2" located at Sector-

112 & 113, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 41367 dated 21.09.2022 and RPIN-516. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1118-2022. The project area for registration is 6.18 acres out of the licensed area i.e., 21.04375 acres vide License no -105 of 2011 dated 11.12.2011, 85 of 2012 dated 29.08.2012, 86 of 2012 dated 29.08.2012. The application for registration was scrutinized and the deficiencies were conveyed to the promoter and matter is fixed for 10.10.2022.

On 10.10.2022, The hearing was adjourned. The matter to come up on 12.10.2022.

On 12.10.2022, The Authority directed the promoter to submit the deficit documents. The matter to come up on 26.10.2022.

The phasing is done by DTCP, Haryana at the time of approval of building plan vide memo no. ZP-766/SD(BS)/2016/11348 dated 03.06.2016. The project to be developed in two phases.

However, the promoter had registered some part of Phase 1 and Phase 2 in the Interim RERA, Panchkula.

The part of the phases of the project are registered vide registration number mentioned below:

1. Registration number- 148 of 2017 dated 28.08.2017 valid up to 31.12.2022 + 6 months COVID= 30.06.2023- 4002.379 sqm.
2. Registration number 186 of 2017 dated 14.09.2017 valid up to 30.06.2020 + 6 months COVID= 30.12.2020- 16,341.624 sqm.

The promoter had submitted a reply on 17.10.2022 and 20.10.2022 which were scrutinized and the remaining deficiencies were conveyed to the promoter.

On 26.10.2022, the coram is not complete. The hearing is adjourned for 27.10.2022.

On 27.10.2022, The promoter is directed to rectify the deficiencies and submit the deficit fee if any. The matter is adjourned for 21.11.2022.

The promoter submitted a reply on 14.11.2022 which was scrutinized and the remaining deficiencies were conveyed to the promoter.

On 21.11.2022, Sh. Ashish Kush, Planning Executive briefed about the facts of the case. Sh. Vijay Gupta (AR) and Sh. Vivek Lohumi (AR) are present on behalf of the promoter. The project was approved by DTCP in two phases. The promoter has further bifurcated each phase into two parts. The promoter had applied for registration for one part of the 2nd phase and now seeks registration of 2<sup>nd</sup> part of 2<sup>nd</sup> phase. The promoter requests that there should not be deficit fee on registration of this part. The matter to come up on 28.11.2022.

The promoter submitted a reply on 22.11.2022 and 25.11.2022 which were scrutinized and the remaining deficiencies are mentioned above.

All the requisite approvals have been submitted by the promoter except corrections in online DPI and corrections in online (A-H) form. The Authority may grant registration of the project subject to submission of corrected online DPI and corrected (A-H) form.



Recommended for grant of registration.

Asha

Chartered Accountant

Ashish Kush  
28/11/2022

Ashish Kush  
Planning Executive

Day and Date of hearing

Monday and 28.11.2022

Proceeding recorded by

Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated: 28.11.2022.

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

S/Shri Vijay Gupta and Vivek Chandra Lohumi, AR are present on behalf of the promoter.

The project in discussed in detail and it is found that the DTCP has approved the project in two phases. However, the promoter has bifurcated both the phases in two parts. The Part 1 of Phase 1 and Part 1 of Phase 2 were registered in the Interim RERA, Panchkula. Now, the promoter applied for the registration of Part 2 of Phase 2 and submitted that the OC for the Part 1 of Phase 1 was obtained on 30.08.2017 and the OC for the registered area was also obtained on 15.02.2019 and 28.10.2021. The Authority directed the promoter to apply for registration of left out area of license i.e., Part 2 of Phase 1 separately for which OC has been obtained on 30.08.2017 i.e., after one month after the publication of Rules, 2017 and decided to grant the registration of the applied part 2 of phase 2 namely "LA VIDA Phase 2" admeasuring 6.18 acres.

(Sanjeev Kumar Arora)

Member, HARERA, Gurugram

(Vijay Kumar Goyal)

Member, HARERA, Gurugram

(Ashok Sangwan)

Member, HARERA, Gurugram

(Dr. K.K. Khandelwal)

Chairman, HARERA, Gurugram