

**Project hearing brief**

S.No	Particulars	Details	
1.	Name of the project	Sobha City Phase-6	
2.	Name of the promoter	M/s Sobha Limited	
3.	Nature of the project	Group Housing Colony	
4.	Location of the project	Sector- 108, Gurugram	
5.	Legal capacity to act as a promoter	BIP Holder	
6.	Status of project	Ongoing	
7.	Whether registration applied for whole/Phase	Phase (In 6 phases)	
8.	Phase no.	6	
9.	Online application ID	RERA-GRG-PROJ-1152-2022	
10.	License no.	107 of 2008 dated 27.05.2008	Valid upto 26.05.2025
11.	Total licensed area	39.375 acres	Area to be registered 16.3995 acres
12.	Project Completion Date	31.12.2028	
13.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity upto
	i)	License Approval	107 of 2008 dated 27.05.2008 26.05.2025
	ii)	Zoning Plan Approval	DGTCP-2215 dated 27.08.2010
	iii)	Building plan Approval	ZP-622/SD(BS)/2016/1305 dated 19.01.2016 18.01.2026 (Revalidated vide memo no. ZP-622/SD(DK)/2022/5923 dated 04.03.2022)
	iv)	Revised Building plan Approval	ZP-622/PA(DK)/2022/29074 dated 27.09.2022 26.09.2027
	v)	Environmental Clearance	SEIAA/HR/2010/1021 dated 25.11.2010 10.08.2027 (Revalidated vide memo no. 21-183-2017/IA-III dated: 29.08.2017)
	vi)	Airport clearance height	AAI/RHQ/NR/ATM/NOC/2018/218/1173-1176 dated 18.07.2018 18.07.2026
	vii)	Fire scheme approval	DFS/F.A./2017/655/4915 24.05.2017
		Revised Fire scheme approval	Applied on 07.09.2022
	viii)	Service plan and estimate approval	LC-1083/Asstt (AK)/2019/7561 dated 12.03.2019
		Revised Service plan and estimate	Applied on 04.10.2022



14.	<b>Fee Details</b>	
	<b>Registration Fee</b>	91288.652 sqm *1.75*10= Rs. 15,97,552/- 761.529 sqm *1.75*20= Rs. 26,654/- Total Amount= Rs. 16,24,206/-
	<b>Processing Fee</b>	92,050.181 sqm *10= Rs. 9,20,503/-
	<b>Late Fee</b>	N/A
	<b>Total Fee</b>	Rs 25,44,709/-
15.	<b>DD amount</b>	1. Rs 15,97,552/- 2. Rs 26,654/- 3. Rs 9,12,887/- 4. Rs 7616/-  Total fee paid - Rs 25,44,709/-
	<b>DD no. and date</b>	1. 22126 dated 06.09.2022 2. 22127 dated 06.09.2022 3. 22129 dated 06.09.2022 4. 22130 dated 06.09.2022
	<b>Name of the bank issuing</b>	Axis Bank Limited, Palam Vihar, Gurugram.
	<b>Deficient amount</b>	NIL
	<b>File Status</b>	<b>Date</b>
16.	<b>File received on</b>	07.09.2022
	<b>First deficiency notice sent on</b>	15.09.2022
	<b>First hearing on</b>	03.10.2022
	<b>Second hearing on</b>	10.10.2022 (adjourned)
	<b>Third hearing on</b>	12.10.2022
17.	<b>Status of documents</b>	<ol style="list-style-type: none"> <li>Some 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>Online DPI needs to be corrected. Status: Not Submitted.</li> <li>Approvals/assurances from the various agencies for connecting external services like roads, water supply, storm water drainage needs to be submitted. <b>Status: Water supply vide memo no. WC-1651150361364 dated 28.04.2022, Storm water drainage vide memo no. WC-1651852378524 dated 07.05.2022. Road access permission not required as this is a phase connecting to internal roads.</b></li> <li>Mining Permission needs to be submitted. <b>Status: Promoter submitted an undertaking to submit the permission within 90 days.</b></li> <li>Revised Fire Scheme Approval needs to be submitted.</li> </ol>



		<p>Status: Applied on 07.09.2022. Receipt attached.</p> <p>6. Revised Service plan and estimates needs to be submitted. Status: Applied on 04.10.2022. Receipt attached.</p> <p>7. NOC /Undertaking for Powerline shifting needs to be submitted. <b>Status: Undertaking for non-applicability submitted.</b></p> <p>8. Mutation, jamabandi and aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. <b>Status: Submitted.</b></p> <p>9. Cost of land needs to be clarified according to the area applied for the registration. <b>Status: Submitted.</b></p> <p>10. Financial resources of the project needs to be revised. <b>Status: Submitted.</b></p> <p>11. Bank undertaking needs to be submitted in original copy. <b>Status: Submitted.</b></p> <p>12. Quarterly schedule of estimated expenditure needs to be corrected. Status: Not submitted.</p> <p>13. Non encumbrance certificate not below the rank of tehsildar needs to be submitted. <b>Status: Submitted.</b></p> <p>14. KYC of the director needs to be provided. <b>Status: Submitted.</b></p> <p>15. Cash flow statement in REP -1 (A to H) need to be uploaded. <b>Status: Submitted.</b></p> <p>16. CA certificate with UDIN for non-default in payment of debt obligations needs to be revised. <b>Status: Submitted.</b></p> <p>17. REP II needs to be uploaded in online DPI <b>Status: Submitted.</b></p> <p>18. Affidavit by the promoter, keeping in view the provisions of section 4(2)(1)(D) of the Real Estate (Regulation &amp; Development) Act, 2016, needs to be submitted. <b>Status: Submitted.</b></p> <p>19. CA Certificate for expenditure incurred up to the date of registration needs to be submitted. <b>Status: Submitted.</b></p> <p>20. CA Certificate for financial &amp; inventory details needs to be submitted. <b>Status: Submitted.</b></p> <p>21. Board resolution duly acknowledged by bank for operation of bank account is submitted properly specifying same to be 70% collection account as per RERA rules needs to be submitted. <b>Status: Submitted.</b></p>
18.	Deficit documents	<p>1. Some annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. Mining Permission needs to be submitted.</p>



4. Revised Fire Scheme Approval needs to be submitted.
5. Revised Service plan and estimates needs to be submitted.
6. Quarterly schedule of estimated expenditure needs to be corrected.

**Case History:**

The total licensed area of the colony is 39.375 acres. The license no. 107 dated 27.05.2008 was granted for the development of Group Housing colony. The colony is proposed to be developed in phases and accordingly details of the phases mentioned below:

Details of Phases		Area	Towers	Registration no.
Phase 1	Part 1	FAR- 35676.48 Sqm	A1, B1, C1	86 of 2017
	Part 2	FAR- 35734.98 Sqm	A2, B2, C2	115 of 2017
Phase 2		0.7901 acres (FAR-16113.936 sqm)	C3	12 of 2018
Phase 3		0.754 acres (FAR- 16113.936 sqm)	C4	12 of 2019
Phase 4		2.6778 acres (FAR-37359.504 sqm)	A3, A4, B3 & B4	34 of 2019
Phase 5		5.102 acres (FAR- 32227.872 sqm)	C5 & C6	26 of 2020
Phase 6		16.3995 acres (FAR- 92,050.181 sqm)	D1, D2, D3, D4, Z1, Z2, Convenient Shopping, Community Centre, Primary School, Nursery School and EWS	Applied for registration
<b>Total Area</b>		39.375 acres		

The Promoter M/s Sobha Limited who is a collaborator applied for the registration of real estate group housing colony namely "Sobha City Phase 6" located at Sector-108, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 18228/40690 dated 07.09.2022 and RPIN-509. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1152-2022. The project area for registration is 16.3995 acres out of the licensed area i.e., 39.3752 acres vide License no -107 of 2008 dated 27.05.2008. The application for registration was scrutinized and 1<sup>st</sup> deficiency notice vide notice no. HARERA/GGM/RPIN/509 dated 15.09.2022 was issued to the promoter with an opportunity of being heard on 03.10.2022.

On 03.10.2022, Ms. Neha Kukreja (Dy. Manager -Legal) Sh. Nikhil Thakur are present on behalf of the promoter. The AR submits that documents have been submitted today only which are to be examined/scrutinized by the office. The matter to come up on 10.10.2022.





The promoter submitted a reply on 03.10.2022, 07.10.2022 which was scrutinized, and the remaining deficiencies are mentioned below:

1. Some 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.
3. Mining Permission needs to be submitted.
4. Revised Fire Scheme Approval needs to be submitted.
5. Revised Service plan and estimates needs to be submitted.
6. Quarterly schedule of estimated expenditure needs to be corrected.

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

All the deficiencies are removed by the promoter except submission of late fee, revised fire scheme approval, revised service plan & estimates, corrected Online DPI and Part (A-H) form. Recommended for the grant of registration certificate subject to the submission of Deficit Fee- Rs 64,96,824/- (Subject to re-conciliation as per existing regulation regarding late fee) within 3 days. Further, Submission of Bank guarantee of Rs 25 lakh each within 3 days for submission of revised fire scheme approval and revised service plan & estimates approval within 3 months. The promoter also directed to submit the corrected Online DPI and Part (A-H) form.

  
(Asha)  
Chartered Accountant

  
(Ashish Kush)  
Planning Executive

Day and Date of hearing	Wednesday and 12.10.2022
Proceeding recorded by	Ram Niwas


**PROCEEDINGS OF THE DAY**

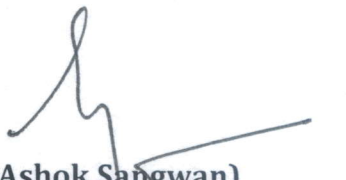
Proceedings dated: 12.10.2022.


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


Sh. C.M Batra (Sr. GM), Sh. Sanjeev Kumar (Sr. GM), Sh. Nikhil Thakur and Ms. Neha Bhui (Deputy Manager) 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

