

Project hearing brief

S.No.	Particulars	Details	
1.	Name of the project	Imperia Shopping Central	
2.	Name of the promoter	M/s Imperia Wishfield Pvt. Ltd.	
3.	Nature of the project	Commercial Plotted Colony (SCO)	
4.	Location of the project	Sector-37C, Gurugram	
5.	Legal capacity to act as a promoter	License Holder	
6.	Status of project	New	
7.	Whether registration applied for whole	Whole Project	
8.	Online application ID	RERA-GRG-PROJ-1009-2022	
9.	License no.	117 of 2021 dated 23.12.2021	Valid up to 22.12.2026
10.	Total licensed area	2.8250 acres	Area to be registered 2.8250 acres
11.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	22.12.2026
	ii)	Zoning Plan Approval	N/A
	iii)	Layout plan Approval	23.12.2026
	iv)	Environmental Clearance	N/A
	v)	Architectural Control Sheet	Not Provided
	vi)	Service plan and estimate approval	LC-4241/JE(S)/2022/11280 dated 25.04.2022
12.	File Status	Date	
	File received on	09.05.2022	
	First notice Sent on	23.05.2022	
	First hearing on	30.05.2022	
	Second hearing on	06.06.2022	
	Third hearing on	13.06.2022	
14.	Status of Documents	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. 2. Online DPI needs to be corrected. Status: Submitted. 3. Approved Architectural control sheet needs to be submitted. If applied than copy of applied needs to be submitted.	



		Status: Applied receipt enclosed with an undertaking to submit approved architectural control sheet within 3 months. 4. Approvals / NOC's from agency for access permission for road needs to be submitted. Status: Not Submitted.
	Deficit Documents	1. Approved Architectural control sheet needs to be submitted. If applied than copy of applied needs to be submitted. 2. Approvals / NOC's from agency for access permission for road needs to be submitted.
Day and Date of hearing		Monday and 13.06.2022
Proceeding recorded by		Ram Niwas

Case History:-

The promoter M/s Imperia Wishfield Pvt. Ltd. who is a License Holder applied for the registration of real estate project namely "Imperia Shopping Central" located at Sector-37C, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 32294 dated 09.05.2022 and RPIN-462. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1009-2022. The project area for registration is same as that of the licensed area i.e., 2.8250 acres. License no - 117 of 2021 dated 08.12.2021. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/462 dated 23.05.2022 was issued to the promoter with an opportunity of being heard on 30.05.2022.

Note:

The FAR approved in the layout plan is 4.286. The fee calculation is done as per the approved FAR i.e., 4.286. However, as per the policy for grant of license for plotted commercial colony the maximum FAR shall be 1.5. As the clarification regarding the same needs to be submitted as the FAR cannot be greater than 1.5 as per the policy under which the license was granted.

The promoter submitted a reply dated 27.05.2022, after scrutiny of the reply the remaining deficiencies Conveyed to the promoter.

On 30.05.2022, the authority directed the promoter to submit the deficit documents. The authority also advised the promoter to submit a certificate from the concerned branch regarding submission of the annual audit report of project accounts in respect of projects registered till 31.03.2021 and QPRs of the projects of the promoter till last quarter is to be submitted.

The matter to come up on 06.06.2022.

The promoter submitted a reply dated 03.06.2022, after scrutiny of the reply the remaining deficiencies were conveyed to the promoter.

On 06.06.2022, Apart from rectification of the above deficiencies the promoter is advised to submit a certificate from the concerned branch regarding submission of the annual audit report of project accounts in respect of projects registered till 31.03.2021 and QPRs of the projects of the promoter till last quarter is to be submitted.

The matter to come up on 13.06.2022.

The promoter submitted a reply dated 07.06.2022, after scrutiny of the reply the remaining deficiencies are mentioned below:

1. Approved Architectural control sheet needs to be submitted. If applied than copy of applied needs to be submitted.
2. Approvals / NOC's from agency for access permission for road needs to be submitted.



Naresh Kumar
Chartered Accountant


Ashish Kush
Planning Executive

REPRESENTED THROUGH

Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Sh. Akash Gupta	Manager-Compliance	8377965432	Akash.gupta@imperiastructures.in
2.	Sh. Vinay Shukla	Legal Counsel	9810624262	vinayshukla@whitespan.in

PROCEEDINGS OF THE DAY

Proceedings dated: 13.06.2022

Sh. Akash Gupta (Manager Compliance) and Sh. Vinay Shukla (Legal Counsel) are present on behalf of the promoter.

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

The promoter needs to rectify the remaining deficiencies mentioned below:

1. Approved Architectural control sheet needs to be submitted. If applied than copy of applied needs to be submitted.
2. Approvals / NOC's from agency for access permission for road needs to be submitted.

The coram is incompleated. The matter is adjourned for 27.06.2022.


Ashish Kush
Planning Executive

