

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 | Date of approval |
| | i) | License Approval | 117 of 2021 dated 23.12.2021 |
| | ii) | Zoning Plan Approval | N/A |
| | iii) | Layout plan Approval | 117 dated 23.12.2021 |
| | 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 | |
| | Fourth hearing on | 27.06.2022 | |
| 14. | Status of Documents | 1. 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 one month. | |

| | | |
|--------------------------------|--------------------------|---|
| | | 2. 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 27.06.2022 |
| 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.

On 13.06.2022, the hearing was adjourned and matter to come up on 27.06.2022.



The promoter submitted a reply on 16.06.2022 which was scrutinized and found that the promoter submitted an affidavit in respect of submission of approved architectural control sheet within one month. The promoter submitted extra fee of Rs 40,04,600/- which shall be kept as a guarantee on account of submission of approved architectural control sheet within one month.

Nkumbaj

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: 27.06.2022

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

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

The authority directed the promoter to submit the approved architectural control sheet along with the approval/NOC from agency for access permission of roads.

The matter to come up on 11.07.2022.

V.K. Goyal
Vijay Kumar Goyal
Member, Harera, Gurugram

Dr. K.K. Khandelwal
Chairman, Harera, Gurugram

