



**PROCEEDINGS OF THE DAY**

Day and Date	Tuesday and 20.07.2021
Subject	Project Hearing
RPIN	333
Project	Elan Empire
Promoter	M/s Elan City LLP.
Represented through	Sh. Arvinder Dhingra
Proceeding recorded by	Sh. Ashish Kush, Planning Executive

**Subject:** Project hearing regarding the registration of commercial project "Elan Empire" admeasuring 1.4625 acres situated at Sector 66, Gurugram developed by M/s Elan City LLP.

Sh. Ashish Kush, Planning Executive briefed the facts about the project.

Sh. Arvinder Dhigra (AR) is present on behalf of the promoter.

The promoter M/s Elan City LLP who is a Third-party right holder/ sale deed holder applied for the registration of real estate project namely "Elan Empire" located at Sector-66, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 10284/19595 dated 19.05.2021 and RPIN-333. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-852-2021. The project area for registration is 1.4625 acres (a commercial site) in a residential plotted colony namely "Marbella" developed by Emaar India Limited (formerly known as Emaar MGF Land Limited. The residential plotted colony having total area 107.919 acres registered in two phases. Phase-I having area 41.86 acres was registered under the registration certificate 307 of 2017 dated 17.10.2017 and Phase-II having area 66.059 acres registered vide. registration no. 08 of 2021 dated 01.03.2021. The applied area for registration is falling in the Phase-I. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/333 dated 27.05.2021 was issued to the promoter with an opportunity of being heard on 07.06.2021. The promoter submitted a reply on 03.06.2021 in the Authority and after the scrutiny of the reply some of the deficiencies were pending. On 07.06.2021, the hearing was adjourned due to COVID-19 Pandemic and fixed for 08.06.2021. On 08.06.2021, the promoter is advised to remove the deficiencies and matter is fixed for 01.07.2021. The promoter submitted the reply on 25.06.2021. On 01.07.2021, the authority directed the promoter to remove the deficiencies and matter is fixed for 15.07.2021. The promoter submitted the reply dated 07.07.2021 and 09.07.2021. On scrutiny of the reply some of the deficiencies are remaining which are mentioned below:

1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H).
2. DPI needs to be corrected.
3. Tree Cutting permission NOC from DFO needs to be submitted.



Tree cutting permission was submitted on 14.07.2021. Major corrections in the DPI have been made. Other corrections likely to be concluded within 2-3 days. Authority decided to grant them registration certificate as and when corrections are completed. The matter to come up on 27.07.2021.

*Vijay Kumar Goyal*  
**Vijay Kumar Goyal**  
**(Member)**

**Dr. K.K. Khandelwal**  
**(Chairman)**