



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह सिविल लाईंस गुरुग्राम हरियाणा

Project ROF Normanton Park

Promoter M/s ROF Infratech and Housing Private Limited

PROJECT HEARING BRIEF FOR PROJECT REGISTRATION U/S 4 OF THE ACT, 2016

SNo.	Particulars	Details		
1.	Name of the project	ROF Normanton Park		
2.	Name of the promotor	M/s ROF Infratech and Housing Private Limited		
3.	Nature of the project	Independent Residential Floors		
4.	Location of the project	Sector-36, Sohna, Gurugram		
5.	Legal capacity to act as a promoter	Licensee		
6.	Name of the license holder	M/s ROF Infratech and Housing Private Limited		
7.	Whether registration applied for whole	Whole		
8.	Phase no.	N/A		
9.	Online application ID	RERA-GRG-PROJ-1255-2023		
10.	License no.	92 of 2021	Valid up to 11.11.2026	
11.	Total licensed area	14.775 Acres	Area to be registered	1.2711 Acres
12.	Project completion date as declared u/s 4(2)(l)(c)	31.12.2026		
13.	QPR compliance	N/A		
14.	4(2)(l)(D) compliance	N/A		
15.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	12.11.2021	11.11.2026
	ii)	Zoning Plan Approval	8244 dated 11.04.2022	
	iii)	Layout plan Approval	8003 dated 15.11.2021	
	iv)	Building plan approval for residential	Not Provided	

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An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016

Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम 2016 की धारा 20 के अर्तगत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

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	iv)	Building plan approval for commercial	2551 dated 13.04.2023	12.04.2025
	v)	Environmental Clearance	Not provided	
	vi)	Airport height clearance	N/A	
	vii)	Fire scheme approval	Not provided	
	viii)	Service plan and estimate approval	Applied on 24.01.2022	
	ix)	Electricity load availability connection	Ch.13/Drg. -26B dated 21.09.2021	
16.	Fee details-			
	Registration fee		Residential area-Since the approved building plan is not provided for residential, the appropriate registration and processing fee cannot be calculated. Commercial area- $0.5764*4046.86*1.87*1.87*20=₹1,63,138/-$	
	Processing Fee		Residential area-Since the approved building plan is not provided for residential, the appropriate registration and processing fee cannot be calculated. Commercial area- $0.5764*4046.86*1.87*10=₹43,620/-$	
	Late fee		N/A	
	Total fee		₹2,06,758/-	
17.	DD amount		Rs 4,59,481/-	
	DD no. and date		739224 dated 03.05.2023	
	Name of the bank issuing		PNB Bank	
	Deficient amount		-	
18.	File Status		Date	
	Project received on		08.05.2023	
	First notice sent on		24.05.2023	
	First hearing on		29.05.2023	
19.	Case history- An application regarding registration of residential floors projects namely "ROF Normanton Park" situated at Sector-36,Sohna, Gurugram, Haryana being developed by M/s ROF Infratech and Housing Private Limited was submitted on 08.05.2023 under section 4 of Real Estate (Regulation			

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	<p>and Development), Act 2016. This application is for registration of residential floors project admeasuring an area of 14.7750 acres for which the license vide no. 92 of 2021 dated 12.11.2021 valid up to 11.11.2026 has been issued by DTCP in favor of M/s ROF Infratech and Housing Private Limited.</p> <p>The project consists of 233 residential plots out of 115 unfrozen plots and 118 frozen plots, and 1 commercial block proposed which got registered by the authority vide RC no. 08 of 2022 dated 07.02.2022.</p> <p>Now, the promoter has submitted the application for development of independent residential floors on 20 residential plots on which 80 units and 1 commercial block are to be constructed.</p> <p>On scrutiny of the application, some of the major deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/614 dated 24.05.2023.</p>
<p>20.</p>	<p>Present compliance status as on 29.05.2023 of deficiency conveyed vide notice dated 24.05.2023</p> <ol style="list-style-type: none"> 1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). 2. Corrections in Detailed Project Information needs to be done. 3. Copy of building plans of residential plots needs to be provided. 4. Since the approved building plan is not provided, the appropriate registration and processing fee cannot be calculated. Hence, after the submission of the approved building plans any deficit fee comes out then the same shall be paid. 5. Information to revenue department about the fact that project land licensed and bonded for setting up of a colony not informed to the revenue department for entry in the record of ownership needs to be submitted. 6. Copy of approved environmental clearance need to be submitted. 7. Undertaking for Natural conservation zone NOC, Forest land diversion, Power Line shifting NOC needs to be provided. 8. REP-II needs to be revised. 9. Copy of approved fire scheme approval/sanction letter for commercial and residential area need to be provided. 10. Copies of approved X-section plan, Floor plan, apartment plan, elevation plan and structural plan need to be submitted. 11. Approved service plans and estimates along with the

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		<p>sanction letter issued from DTCP need to be submitted.</p> <p>12. Revised copy of project report needs to be submitted.</p> <p>13. Complete details in PERT Chart needs to be submitted.</p> <p>14. Details of inventory plot wise needs to be submitted.</p> <p>15. Details of frozen and unfrozen plots needs to be submitted.</p> <p>16. Copy of non-encumbrance certificate certified by tehsildar of the Revenue department need to be provided on latest date.</p> <p>17. Copy of land title search report need to be certified by advocate on the latest date need to be revised.</p> <p>18. Order of defreezing of plots from DTCP, Haryana need to be submitted.</p> <p>19. Copy of superimposed demarcation plan on approved layout plan on A1 sheet not submitted.</p> <p>20. Payment plans need to be submitted.</p> <p>21. Draft copy of conveyance deed needs to be submitted.</p> <p>22. The Legal documents i.e., application form, allotment letter, builder buyer agreement, and payment receipt related to allottees are not in the proper format. The same needs to be provided for commercial area and residential area.</p> <p>23. Copy of draft brochure need to be provided.</p> <p>24. KYC of Sanjay Tyagi (Structural Engineer) and Vineeth C Viswambharan (MEP consultant) needs to be provided.</p> <p>25. Cash flow statement needs to be corrected.</p> <p>26. CHG form of amounted to Rs. 33,63,300/- needs to be provided along with loan documents.</p> <p>27. Quarterly statement for expenditure needs to be corrected.</p> <p>28. Cost of plots needs to be clarified.</p> <p>29. CA certificate of expenditure incurred and to be incurred needs to be match with DPI.</p>
21.	Remarks	<p>1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).</p> <p>2. Corrections in Detailed Project Information needs to be done.</p> <p>3. Copy of building plans of residential plots needs to be provided.</p> <p>4. Since the approved building plan is not provided, the appropriate registration and processing fee cannot be calculated. Hence, after the submission of the approved building plans any deficit fee comes out then the same shall</p>

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27. Quarterly statement for expenditure needs to be corrected.
28. Cost of plots needs to be clarified.
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Asha
(Asha)

Chartered Accountant

Prachi Singh
(Prachi Singh)

Planning Executive

Day and Date of hearing Monday and 29.05.2023

Proceeding recorded by Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 29.05.2023

Ms. Prachi Singh Planning Executive briefed about the facts of the case.

Sh. Sanjeev Sharma, authorised representative is present on the behalf of the promoter and states that the reply will be submitted today in the registry of the authority and seeks two weeks' time.

Matter to come up on 12.6.2023 for further proceedings.

Sanjeev Kumar Arora
(Sanjeev Kumar Arora)
Member, HARERA, Gurugram

Vijay Kumar Goyal
(Vijay Kumar Goyal)
Member, HARERA, Gurugram

Ashok Sangwan
(Ashok Sangwan)
Member, HARERA, Gurugram

Arun Kumar Gupta
(Arun Kumar Gupta)
Chairman, HARERA, Gurugram