Promoter Name: M/s Emaar India Limited
Project Name – Palm Heights

Hearing brief for extension of project registration u/s 6					
S No.	Particulars	Details			
1.	Name of the project	Palm Heights-Group Housing Project			
2.	Name of the promotor	M/s Emaar India Limited			
3.	Nature of the project	Group Housing			
4.	Location of the project	Sector –77, Gurugram, Haryana			
5.	Legal capacity to act as a promoter	Collaborator			
6.	Name of license holder	M/s Robin Software LLP and others			
7.	Status of project	Ongoing			
8.	RERA Registration No.	29 of 2018			
9.	Validity of Registration Certificate	Valid From 29.11.2018	Valid Up to 31.08.2022 + 6 months covid = (28.02.2023)		
10.	Extension applied till	27.02.2024			
11.	License no.	1. 56 of 2009 dated 31.08.2009 2. 62 of 2013 dated 05.08.2013			
12.	Total license area	29.347 Acres	**Area for extension of registration**	5.50 Acres	
13.	Statutory approvals either applied for or obtained prior to registration.				
	S. No	Particulars	Date of approval	Validity up to	
	i)	License Approval	1. 56 of 2009 dated 31.08.2009	30.08.2024	
			2. 62 of 2013 dated 05.08.2013	04.08.2024	
	ii)	Zoning Plan Approval	4007 dated 22.07.2013	N/A	
	iii)	Building Plan	28.08.2015	27.08.2020(Expired) Applied for renewal and paid fee on 27.12.2021.	
	iv)	Environmental Clearance	10.10.2017	09.10.2027	
	v)	Airport height clearance (NOC)	14.11.2019	13.11.2024	
	vi)	Fire Scheme approval	02.09.2022	01.09.2027	
	vii)	Service plan and estimate approval	17.11.2016		

14.	**Authorized Signatory/ Legal Representatives**	Sh. Pankaj Kishore Chaturvedi
15.	**Date of commencement of project**	01.09.2018
16.	**RC Compliances (if any)/ OC received (if any)**	1. Payment plan-Submitted 2.Project report -Submitted 3.Mining permission - Submitted
17.	**Details of units**	297
18.	**Reasons for delay**	Provided
19.	**QPR compliances (if any)**	Submitted
20.	**4(2)(l)(D) compliances (if any)**	Submitted
21.	**Fee Details at the time of registration**	
	Registration Fee	Rs 7,36,916/-
	Processing Fee	N/A
	Late Fee	N/A
	Total Fee	Rs. 7,36,916/-
	Fee at the time of extension of registration	
	Extension fee (Half of Registration fee)	Rs 3,68,458/-
	Processing fee	Rs 4,21,095/-
	Late fee at the time of extension of registration	Rs.5,52,687/-
	Total fee	Rs 13,42,240/-
	Total Fee (Registration + Extension + Continuation)	Rs 20,79,156/-
22.	**DD Details at the Time of registration**	
	DD amount	1. ₹4,21,096/- 2. ₹3,15,820/-
	DD no. and date	1. 197784 dated 20.04.2018 2. 198047 dated 23.05.2018
	Total amount	Rs 7,36,916/-
	DD Details at the Time of extension of registration	
	DD Amount for extension	₹6,32,000/-
	DD date for extension	298051 dated 24.02.2023 298490 dated 01.05.2023
	Total amount	₹6,32,000/- ₹7,10,240/-
23.	Toal amount paid (Registration + Extension)	₹20,79,156/-
24.	**File Status**	**Date**
	Application received on	28.02.2023
	1st deficiency notice sent on	15.03.2023
	1st Hearing	20.03.2023

	3rd reply submitted on	29.05.2023
	4th reply submitted on	07.06.2023
	7th hearing on	12.06.2023
	4th reply submitted on	09.06.2023

Case History:

An application regarding extension of registration of group housing colony namely "Palm Heights" situated at Sector-77, Gurugram, Haryana being developed by M/s Emaar India Limited was submitted on 28.02.2023 under section 6 of Real Estate (Regulation and Development), Act 2016.
This application for extension of registration falls under following licenses as under; -

1. 56 of 2009- 24.477 acres
2. 62 of 2013- 4.870 acres

The total licensed area comes out to be 29.347 acres out of which 5.50 acres is registered with RERA, Gurugram vide RC no. 29 of 2018 dated 29.11.2018 valid up to 31.08.2022 + 6 months covid = (28.02.2023).

On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/EPIN/42 dated 15.03.2023. The promoter was directed to remove the deficiencies/ observations and given an opportunity of hearing on 20.03.2023. The promoter has not submitted the reply till date.

Proceedings dated 20.03.2023

The matter is adjourned to 03.04.2023.

Proceedings dated 03.04.2023

Ms. Prachi Singh, Planning Executive briefed about the facts of the case. Sh. Anitesh Singh (Manager) is present on behalf of the promoter. Deficiencies have already been conveyed to the promoter. The AR of the promoter seeks two weeks' time to comply with the deficiencies. The matter is to come up on 17.04.2023.

Proceedings dated 17.04.2023

Ms. Prachi Singh, Planning Executive briefed about the facts of the case. Sh. Anitesh Singh (Sr. Manager) is present on behalf of the promoter. The AR of the promoter seeks two-week time for submission of deficit documents alongwith deficit fee. The matter to come up on 01.05.2023.

Proceedings dated 01.05.2023

Due to the administrative work (meeting of the authority at Panchkula), the matter is adjourned to 15.05.2023.

Proceedings dated: 15.05.2023

Ms. Prachi Singh, Planning Executive briefed about the facts of the case. Sh. Anitesh Singh (Sr. Manager) is present on behalf of the promoter. The AR of the promoter seeks one-week time for submission of deficit documents. The matter to come up on 29.05.2023.

Proceedings dated: 29.05.2023

Ms. Prachi Singh, Planning Executive briefed about the facts of the case is present on behalf of the promoter. Shri Anitesh Singh, Senior Manager-GA is present on behalf of the promoter. Reply has been submitted by the promoter and seeks two weeks' time to rectify the deficiencies. Request is allowed. It is the last opportunity to rectify the deficiencies. Matter to come up on 12.6.2023 for further proceedings.

Proceedings dated: 12.06.2023

Ms. Prachi Singh, Planning Executive briefed about the facts of the case. Sh. Anitesh Singh (AR) is present on behalf of the promoter. The reply submitted on 09.06.2023 which needs to be examined by office. The matter to come up on 26.06.2023.

25.	**Present compliance status as on 26.06.2023 of deficient documents as observed on last hearing i.e., 12.06.2023**	1. REP-V form needs to be submitted. **Status: - Not Done** 2. Corrections in online DPI needs to be done. **Status: - Not Done** 3. Copy of renewal building plans BR-III need to be submitted. **Status: - Applied for renewal on 27.12.2021. Receipt enclosed.**
26.	**Remarks**	1. REP-V form needs to be submitted. 2. Corrections in online DPI needs to be done. 3. Copy of renewal building plans BR-III need to be submitted.

All the required documents are in place except submission of revalidation of building plan for which the promoter had already applied for and paid the requisite fee proof of which is already filed. The Authority may grant extension of registration.

(Asha)
Chartered Accountant

(Prachi Singh)
Planning Executive

Day and Date of hearing	Monday and 26.06.2023
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 26.06.2023.

Ms. Prachi Singh, Planning Executive briefed about the facts of the case. is present on behalf of the promoter.

Sh. Anitesh Singh (Sr.Manager Govt. Affairs) is present on behalf of the promoter.

Approved as proposed. The certificate shall be issued after submission of corrected copy of REP-V and DPI.

(Sanjeev Kumar Arora)
Member, HARERA, Gurugram

(Ashok Sangwan)
Member, HARERA, Gurugram