

Project - Trump Towers Delhi NCR
RERA-GRG-1388-2023
Hearing brief for registration of Project u/s 4

S.No.	Particulars	Details		
1.	Name of the project	Trump Towers Delhi NCR		
2.	Name of the promoter	M/s Olive Realcon Pvt. Ltd.		
3.	Nature of the project	Group Housing		
4.	Location of the project	Sector- 65, Gurugram		
5.	Legal capacity to act as a promoter	BIP Holder (Joint Development rights Holder)		
6.	Name of the license holder	M/s Manglam Multiplex Pvt. Ltd.		
7.	Status of project	Ongoing		
8.	Whether registration applied for whole	NO (Not Specified)		
	Phase no.	Not Specified		
9.	Online application ID	RERA-GRG-PROJ-1388-2023		
10.	License no.	234 of 2007 dated 16.10.2007.	valid up to 15.10.2024.	
		52 of 2009 dated 28.08.2009.	valid up to 27.08.2024.	
		35 of 2010 dated 06.05.2010.	valid up to 05.05.2025.	
11.	Total licensed area	(54.6125 acres + 0.4375 acres + 1acres) = 56.05 acres	Area to be registered 2.8312 acres	
12.	Projected completion date	30.06.2025		
13.	QPR Compliances (if applicable)	375 of 2017 (March 2018 -Dec 2018 and June 2019 to March 2020) - Pending		
14.	4(2)(I)(D) Compliances (if applicable)	Submitted		
15.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
i)	License Approval		234 of 2007 dated 16.10.2007.	15.10.2024.
			52 of 2009 dated 28.08.2009.	27.08.2024.
			35 of 2010 dated 06.05.2010.	05.05.2025.
ii)	Zoning Plan Approval	5880 dated 22.05.2017		
iii)	Revised Building plan Approval	ZP-357-I-Loose/AD(RA)/2022/10654 dated 19.04.2022	18.04.2027	
iv)	Environmental Clearance	SEIAA/HR/2020/132 dated 17.02.2022	16.02.2032	
v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2017/124/1902-1906 dated 30.11.2021	26.10.2029	
vi)	Revised Fire scheme approval	Applied on 20.01.2023		




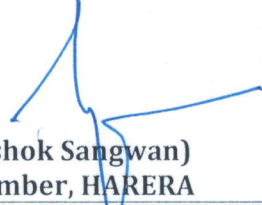


	vii) Revised Service plan and estimate approval	LC-2159-JE(DS)-2023/2174 dated 23.01.2023
16.	Fee Details	
	Registration Fee	87,482.772 * 1.75 *10 = Rs 15,30,949/-
	Processing Fee	87,482.772 * 10 = Rs 8,74,828/-
	Late Fee	N/A
	Total Fee	Rs 24,05,777/-
17.	DD amount (at the time of earlier registration)	Rs 9,05,000/-
	DD no. and date (at the time of earlier registration)	034475 dated 03.11.2017
	DD amount	Rs 8,90,000/- Rs 6,55,000/-
	DD no. and date	514451 dated 22.05.2023. 514454 dated 22.05.2023.
	Online Transaction	ICICI Bank
	Name of the bank issuing	NIL
	Deficient amount	Rs 8,90,000/- Rs 6,55,000/-
18.	File Status	Date
	File received on	25.05.2023
	First notice Sent on	13.06.2023
	First hearing on	19.06.2023
19.	<p>Case History:</p> <p>The Promoter M/s Olive Realcon Pvt. Ltd. who is a Joint Development Right Holder applied for the registration of real estate group housing colony namely "Trump Towers Delhi NCR" located at Sector-65, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 53737 dated 25.05.2023 and RPIN-621. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1388-2023. The project area for registration is 2.8312 acres and the licensed area is 56.05 acres vide License no - 234 of 2007 dated 16.10.2007 which is valid upto 15.10.2024, 52 of 2009 dated 28.08.2009 which is valid upto 27.08.2024 and 35 of 2010 dated 06.05.2010 which is valid upto 05.05.2025.</p> <p>The project is to be developed in phases, but the number of phases is not specified. The applied phase was registered in the name of M/s Manglam Multiplex Pvt. Ltd. and M/s Olive Realcon Pvt. Ltd. vide registration no. 375 of 2017 dated 28.11.2017 which is valid upto 31.12.2024 + 6 months COVID 19 i.e., 30.06.2025 having an area admeasuring 86,639.11 sqm (FAR). Now, the promoter applied for the amendment in the earlier registered project.</p>	



	<p>Further, the building plans of the project are revised vide memo no. ZP-357-I-Loose/AD(RA)/2022/10654 dated 19.04.2022. Now, the revised FAR of both the towers (TR-01 & TR-02) is 87,482.772 sqm.</p> <p>The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/621 dated 13.06.2023 was issued to the promoter with an opportunity of being heard on 19.06.2023.</p> <p>The promoter did not submit any reply till date.</p>
20.	<p>Present compliance status as on 19.06.2023 of deficient documents conveyed vide notice dated 13.06.2023.</p> <ol style="list-style-type: none">1. Copy of Consent of two-third allottees in the project needs to be submitted as the building plans are revised. Status: Not submitted.2. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Not submitted.3. Online DPI needs to be corrected. Status: Not submitted.4. Fire Scheme approval needs to be submitted. Status: Not submitted.5. Collaboration agreement between the M/s Manglam Multiplex Pvt. Ltd. and M/s Olive Realcon Pvt. Ltd. needs to be submitted. Status: Not submitted.6. Area in the Mutation, jamabandi and aks-shajra needs to be clarified. Status: Not submitted.7. Area in the Land title search report needs to be clarified. Status: Not submitted.8. Copy of demarcation plan superimposed on the layout plan needs to be submitted. Status: Not submitted.9. Draft Allotment letter needs to be revised. Status: Not submitted.10. Project report needs to be revised. Status: Not submitted.
21.	<p>Remarks</p> <ol style="list-style-type: none">1. Copy of Consent of two-third allottees in the project needs to be submitted as the building plans are revised.2. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.3. Online DPI needs to be corrected.4. Fire Scheme approval needs to be submitted.5. Collaboration agreement between the M/s Manglam Multiplex Pvt. Ltd. and M/s Olive Realcon Pvt. Ltd. needs to be submitted.6. Area in the Mutation, jamabandi and aks-shajra needs to be clarified.7. Area in the Land title search report needs to be clarified.



		8. Copy of demarcation plan superimposed on the layout plan needs to be submitted. 9. Draft Allotment letter needs to be revised. 10. Project report needs to be revised.
 Asha Chartered Accountant		 19/6/23 Ashish Kush Planning Executive
Day and Date of hearing	Monday and 19.06.2023	
Proceeding recorded by	Ram Niwas	
PROCEEDINGS OF THE DAY		
Proceedings dated: 19.06.2023. Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Manik Sharma (AR) and Sh. Bharat Vignal (AR) are present on behalf of the promoter. The AR of the promoter requests for a short adjournment to submit the reply. The matter to come up on 03.07.2023.		
 (Sanjeev Kumar Arora) Member, HARERA		 (Ashok Sangwan) Member, HARERA