



New PWD Rest House, Civil Lines, Gurugram, Haryana

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

**Project - Elan Empire**  
**RERA-GRG-1370-2023**

**Hearing brief for project registration u/s 4**

S.No.	Particulars	Details	
1.	Name of the project	Elan Empire	
2.	Name of the promoter	M/s Elan City LLP	
3.	Nature of the project	Commercial project	
4.	Location of the project	Sector- 66, Gurugram	
5.	Legal capacity to act as a promoter	Third Party Right Holder	
6.	Name of license holder	N/A	
7.	Status of project	New	
8.	Whether registration applied for whole	Whole Project	
9.	Phase no. (if applicable)	N/A	
10.	Online application ID	RERA-GRG-PROJ-1370-2023	
11.	License no.	N/A	
12.	Total area	107.919 acres	Area to be registered 1.4625 acres
13.	Completion date declared u/s 4(2)(I)(C)	30.04.2028	
14.	QPR compliances (if applicable)	Submitted	
15.	4(2)(I)(D) compliances (if applicable)	Submitted	
16.	RC Conditions	N/A	
17.	<b>Statutory approvals either applied for or obtained prior to registration</b>		
	S.No	Particulars	Validity upto
	i)	License Approval	N/A
	ii)	Zoning Plan Approval	Drg. DTCP 7698 dated 16.03.2021
		Revised Zoning Plan Approval	Drg. DTCP 8568 dated 25.08.2022
	iii)	Building plan Approval	2005 dated 15.04.2021
		Revised Building plan Approval	3004 dated 01.05.2023
	iv)	Environmental Clearance	SEIAA(128)/HR/2021/620 dated 09.07.2021
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2018/365/1899-1902 dated 27.11.2018
	vi)	Fire scheme approval	FS/2021/6 dated 09.06.2021

		Revised Fire scheme approval	Not Submitted
	vii)	Service plan and estimate approval	N/A - (Memo No. LC-2169B(VOL)-JE(B)-2012/9426 dated 30.12.2012 for residential plotted colony)
18.	<b>Fee details</b>		
	(a)	Registration fee	15,501.216 * 2.62 * 20 = Rs 8,12,264/-
	(b)	Processing fee	15,501.216 * 10 = Rs 1,55,012/-
	(c)	Late fee	N/A
	(d)	Total	Rs 9,67,276/-
	<b>DD Details</b>		
	(a)	DD amount at the time of registration	5,45,000/-
	(b)	DD no. and date	000367 dated 26.04.2021
	(c)	Name of the bank issuing	HDFC Bank
	(d)	DD amount at the time of superseding the earlier registration	Rs 5,32,851/- Rs 63/-
	(e)	DD no. and date	061709 dated 01.05.2023. Ref No. RERA-GRGP1685003922 dated 25.05.2023
	(f)	Name of the bank issuing	HDFC Bank
	(g)	Total fee Paid & considered (Total fee paid - Processing fee at the time of earlier registration)	Rs 9,67,276/- (10,77,914 - 1,10,638)
	(h)	Deficient amount	NIL
19.	<b>File Status</b>		<b>Date</b>
	File received on		04.05.2023
	First notice Sent on		23.05.2023
	First hearing on		29.05.2023
	Second hearing on		12.06.2023
	Third hearing on		10.07.2023
13.	<b>Case History:</b>		
	The Promoter M/s Elan City LLP who is a third-party right holder applied for the registration of real estate commercial colony namely "Elan Empire" located at Sector-66, Gurugram under section 4 of		

the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 52764 dated 04.05.2023 and RPIN-611. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1370-2023.

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 falls in Phase - I.

The promoter has submitted the application for superseding the earlier registration granted due to revision in building plans. Earlier the FAR sanctioned was 1.75+0.12 i.e., 1.87. Now the promoter has availed the benefit of TOD under which the FAR increases from 1.87 to 2.62 and got approved the revised building plans and applied for superseding the earlier registration. Therefore, the processing fee submitted at the time of earlier registration is being forfeited and the leftout is considered.

The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/611 dated 23.05.2023 was issued to the promoter with an opportunity of being heard on 29.05.2023.






**On 29.05.2023**, Sh. Sumeet, Engineering Officer and Ms. Asha Chartered Accountant briefed about the facts of the case. Ms Priyanka Aggarwal, Authorized Representative, Mr. Arvinder Dhingra, Chief Business Development Officer and Heena Chopra, Manager, Legal, are present on behalf of the promoter. The AR of the promoter states that they are submitting the reply today. Matter to come up on 12.06.2023 for further proceedings.

The promoter has submitted the reply on 29.05.2023 which was scrutinized and the deficiencies were conveyed to the promoter.

**On 12.06.2023**, Sh. Sumeet, Engineering Officer and Ms. Asha Chartered Accountant briefed about the facts of the case. Sh. Arvinder Dhingra (Chief Business Development Officer), Sh. Rahul Singh (AR) and Ms. Heena Chopra (AR) are present on behalf of the promoter. The AR of the promoter is directed to remove the deficiencies as pointed out above. The AR of the promoter requests for one month time to comply with deficiencies. The same is allowed. The matter to come up on 10.07.2023. The promoter has submitted the reply on 05.07.2023 which was scrutinized and the status of documents is mentioned below:

<p><b>14.</b></p>	<p><b>Present compliance status as on 10.07.2023 of the deficiencies conveyed in hearing dated 12.06.2023.</b></p>	<ol style="list-style-type: none"> <li>Consent of 2/3rd allottees of the project needs to be submitted due to revision in building plans.  <b>Status: Consent of 219 allottees submitted along with covering letter for number of allottees and 2/3rd strength but the same needs to be clarified and authenticated.</b></li> <li>The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.            Status: Not submitted.</li> <li>Online DPI needs to be corrected.            Status: Not submitted.</li> </ol>
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		<p>4. License no. 97 of 2010 granted for plotted development has expired. <b>Status: Promoter stated that they are third party right holder so there is no need to produce valid license.</b></p> <p>5. Revised Fire Scheme approval needs to be submitted. <b>Status: Submitted undertaking to submit the same within three months of grant of registration.</b></p> <p>6. Latest land title search report needs to be submitted. <b>Status: Not submitted but stated that land title search report submitted with latest NEC and request to consider the same.</b></p> <p>7. Allottees related documents i.e., allotment letter and BBA needs to be revised as per prescribed format. <b>Status: Submitted.</b></p> <p>8. Approval for bank account change needs to be provided. <b>Status: Not submitted. However, applied for change on 22.06.2023 but pending for approval.</b></p> <p>9. CHG form needs to be provided. Status: Form 8 needs to be provided.</p> <p>10. Copy of paid challan of EDC, IDC, conversion charges and license fee needs to be provided. Status: Provided but not matched with DPI.</p> <p>11. Financial resources need to correct in the DPI. Status: Not corrected. Installment from allottees before completion never be more than estimated total of sales proceeds.</p> <p>12. Undertaking of 10% auto deduct from separate RERA account under section 4(2)(1)(D) needs to be provided. <b>Status: Submitted.</b></p>
15.	Remarks	<p>1. Consent of 2/3rd allottees of the project (219 allottees) submitted due to revision in building plans and the same needs to be clarified and authenticated.</p> <p>2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.</p> <p>3. Online DPI needs to be corrected.</p> <p>4. License no. 97 of 2010 granted for plotted development has expired.</p> <p>5. Revised Fire Scheme approval needs to be submitted.</p> <p>6. Latest land title search report needs to be submitted.</p> <p>7. Approval for bank account change needs to be provided.</p> <p>8. Form 8 needs to be provided.</p>

		<p>9. Copy of all paid challan of EDC, IDC, conversion charges and license fee needs to be provided.</p> <p>10. Financial resources need to correct in the DPI.</p>
 <b>Asha</b> <b>Chartered Accountant</b>	 <b>Sumeet</b> <b>Engineering Officer</b>	
<b>Day and Date of hearing</b>	Monday and 10.07.2023	
<b>Proceeding recorded by</b>	Ram Niwas	
<b>PROCEEDINGS OF THE DAY</b>		
<p>Proceedings dated: 10.07.2023.</p> <p>Sh. Sumeet, Engineering Officer and Ms. Asha Chartered Accountant briefed about the facts of the case.</p> <p>Ms Priyanka Aggarwal, Authorized Representative and Mr. Arvinder Dhingra, Chief Business Development Officer are present on behalf of the promoter.</p> <p>The AR of the promoter is directed to submit the list of unique allottees duly authenticated in the project regarding the consent submitted.</p> <p>Further, the AR of the Promoter stated that they are third party right holder through conveyance deed in residential plotted colony, so they should not be required to submit the valid license of plotted colony. Regarding the latest land title search report, the AR of the promoter stated that they have submitted the latest NEC and request to consider the same. The same is allowed.</p> <p>The AR of the promoter is directed to publish a public notice in the two leading newspapers one Hindi and one English inviting objection within seven days of publication, if any from the existing allottees regarding the revision in the building plans.</p> <p>Meanwhile the AR is directed to remove other deficiencies. The matter to come up on 24.07.2023.</p>		
 <b>(Sanjeev Kumar Arora)</b> <b>Member, HARERA</b>	<p style="color: blue;"><i>on leave</i></p> <b>(Ashok Sangwan)</b> <b>Member, HARERA</b>	
 <b>(Vijay Kumar Goyal)</b> <b>Member, HARERA</b>	 <b>(Arun Kumar Gupta)</b> <b>Chairman, HARERA</b>	

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