

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.	RC Conditions	375 of 2017 - N/A		
14.	QPR Compliances (if applicable)	Submitted.		
15.	4(2)(I)(D) Compliances (if applicable)	Submitted.		
16.	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/2017/1Z4/1902-1906 dated 30.11.2021	26.10.2029.
vi)	Revised Fire scheme approval		Applied on 20.01.2023	

	vii) Revised Service plan and approval	estimate	LC-2159-JE(DS)-2023/2174 dated 23.01.2023
17.	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/-	
18.	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.	
	Name of the bank issuing	ICICI Bank	
	Deficient amount	NIL	
19.	File Status	Date	
	File received on	25.05.2023	
	First notice Sent on	13.06.2023	
	First hearing on	19.06.2023	
	Second hearing on	26.06.2023	
	Third hearing on	10.07.2023	
	Fourth hearing on	17.07.2023	
20.	<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>		

On 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 Vigmal (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.

The promoter submitted the reply on 21.06.2023 which is scrutinized and the remaining deficiencies were conveyed to the promoter.

The promoter has submitted a request for preponement of the hearing. The Authority allowed the same and listed the matter for 26.06.2023.

On 26.06.2023, Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Manik Sharma (AR) and Sh. Bharat Vigmal (AR) are present on behalf of the promoter. The AR of the promoter is directed to submit the QPR of (March, 2018 to December, 2018 and June, 2019 to March, 2020). A public notice also be issued in two newspapers (one Hindi and one English) regarding revision of building plans, inviting objections from the existing allottees in view of the revision if any allottee has any objection can file the same within a week in the Authority from the date of public notice. Consent of 2/3rd of the existing allottees has already been submitted. The matter to come up on 10.07.2023.

The promoter has submitted the reply on 28.06.2023 which is scrutinized and found that the promoter has submitted the copy of public notice which was published on 28.06.2023 regarding the objections in two newspapers, namely Dainik Tribune and The Tribune and the last date of filing the objections is 04.07.2023.

However, as per the diary of the Authority none of the allottee has filed any objection till 05.07.2023 in the above said project.

On 10.07.2023, Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Abhijeet Singh (AR), Sh. Manik Sharma (AR) and Sh. Bharat Vigmal (AR) are present on behalf of the promoter. The AR of the promoter stated that they have submitted the reply on Friday i.e., 07.07.2023 which needs to be scrutinized by the office. Further, the AR of the promoter stated that they are submitting a Cheque amounting to Rs 25 Lakhs as a security amount for submission of revised fire scheme plans within 3 months from the date of issuance of registration certificate. The matter to come up on 17.07.2023.

The promoter submitted a reply on 07.07.2023 and found that the promoter has submitted the QPR from March 2018 -Dec 2018 and June 2019 to March 2020.

The promoter has also submitted a reply on 10.07.2023 which is scrutinized and found that the promoter has submitted a cheque vide no. 002934 dated 06.07.2023 amounting to Rs 25 lakhs as a security amount for submission of revised fire scheme approval within 3 months from the date of issuance of registration certificate.

The status of the documents is mentioned below:

21.	Present compliance status as on 17.07.2023 of deficient documents conveyed in hearing dated 10.07.2023.	<ol style="list-style-type: none"> 1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Submitted but needs to be corrected. 2. Online DPI needs to be corrected. Status: Submitted but needs to be corrected. 3. Revised Fire Scheme approval needs to be submitted. Status: Applied on 20.01.2023.
22.	Remarks	<ol style="list-style-type: none"> 1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.

	<p>2. Online DPI needs to be corrected.</p> <p>3. Revised Fire Scheme approval needs to be submitted - The promoter has submitted a Cheque vide no 002934 dated 06.07.2023 amounting Rs 25 lakhs as a security amount to submit the revised Fire Scheme approval within 3 months from the date of issuance of registration certificate.</p>
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Recommendations:

The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the corrections in online DPI, corrections in online (A-H) form, Revised Fire Scheme approval.

The promoter has submitted a Cheque vide no 002934 dated 06.07.2023 amounting Rs 25 lakhs as a security amount to submit the revised Fire Scheme approval within 3 months from the date of issuance of registration certificate.

The public notice was published on 28.06.2023 for inviting objections regarding the revision in building plans in two newspapers, namely Dainik Tribune and The Tribune and the last date of filing the objections is 04.07.2023. However, as per the diary of the Authority none of the allottee has filed any objection till 05.07.2023 in the above said project.

It is recommended that the Authority may consider the grant of registration subject to the submission of above.


Asha

Chartered Accountant


17/7/23

Ashish Kush
Planning Executive

Day and Date of hearing	Monday and 17.07.2023
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY


Proceedings dated: 17.07.2023.


Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.


Sh. Abhijeet Singh (AR), Sh. Manik Sharma (AR) and Sh. Bharat Vignal (AR) are present on behalf of the promoter.

Approved as proposed. This is without prejudice to the rights of the existing allottees under section 14, 18 and 19 of the Act of 2016.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar Gupta)
Chairman, HARERA