



**Project – Smartworld The Edition**  
**RERA-GRG-1395-2023**


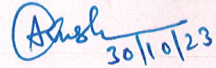
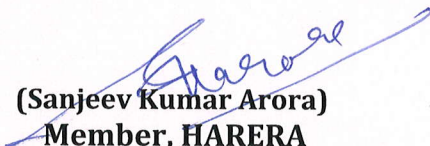
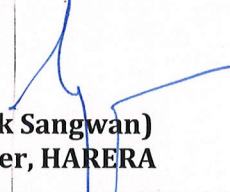

**Hearing brief for registration of Project u/s 4**

S.No	Particulars	Details	
1.	Name of the project	Smartworld The Edition	
2.	Name of the promoter	M/s ETSY Realcon Pvt. Ltd.	
3.	Nature of the project	Mixed Use Colony	
4.	Location of the project	Sector- 66, Gurugram	
5.	Legal capacity to act as a promoter	License Holder	
6.	Name of the license holder	M/s ETSY Realcon Pvt. Ltd.	
7.	Status of project	New	
8.	Whether registration applied for whole	Whole	
	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1395-2023	
10.	License no.	83 of 2023 dated 18.04.2023.	Valid up to 17.04.2028.
11.	Total licensed area	10.70 acres	Area to be registered 10.70 acres
12.	Projected completion date	01.02.2031	
13.	QPR Compliances (if applicable)	N/A	
14.	4(2)(I)(D) Compliances (if applicable)	N/A	
15.	4(2)(I)(C) Compliances (if applicable)	N/A	
16.	Status of change of bank account	N/A	
17.	Details of proceedings pending against the project	N/A	
18.	RC Conditions Compliances (if applicable)	N/A	
19.	<b>Statutory approvals either applied for or obtained prior to registration</b>		
	<b>S.No</b>	<b>Particulars</b>	<b>Date of approval</b>
	i)	License Approval	83 of 2023 dated 18.04.2023.
	ii)	Zoning Plan Approval	DGTCP 9147 dated 18.04.2023
	iii)	Building Approval plan	ZP-1804/JD(RA)/2023/35058 dated 18.10.2023
	iv)	Environmental Clearance	EC23B039HR194570 dated 04.08.2023
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2023/178/1268-71 dated 07.06.2023
	vi)	Fire scheme approval	Applied on 19.10.2023
			<b>Validity upto</b>
			17.04.2028
			17.10.2028
			03.08.2023
			06.06.2031



	vii) Service plan and estimate approval	Not Submitted
20.	<b>Fee Details</b>	
	<b>Registration Fee</b>	<b>For Intense Zone</b> Resi- 73502.16 * 5.12 * 10 = Rs 37,63,311/- Comm - 260.76 * 3.62 * 20 = Rs 18,879/- <b>For Transition Zone</b> Resi- 1,18,665.99 * 4.12 * 10 = Rs 48,89,039/- Comm - 378.52 * 2.62 * 20 = Rs 19,834/- <b>Total Fee - Rs 86,91,063/-</b>
	<b>Processing Fee</b>	1,92,807.43 * 10 = Rs 19,28,074/-
	<b>Late Fee</b>	N/A
	<b>Total Fee</b>	<b>Rs 1,06,19,137/-</b>
21.	<b>DD amount</b>	Rs. 86,13,580/- Rs. 19,28,090/-
	<b>DD no. and date</b>	514729 dated 19.10.2023. 514730 dated 19.10.2023
	<b>Name of the bank issuing</b>	ICICI Bank
	<b>Deficient amount</b>	<b>Rs. 77,467/-</b>
22.	<b>File Status</b>	<b>Date</b>
	<b>File received on</b>	19.10.2023
	<b>First notice Sent on</b>	27.10.2023
	<b>First hearing on</b>	30.10.2023
23.	<b>Case History:</b> The Promoter M/s ETSY Realcon Pvt. Ltd. who is a license holder applied for the registration of real estate mixed land use colony namely "Smartworld The Edition" located at Sector- 66, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 60627 dated 19.10.2023 and RPIN- 660. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1395-2023. The project area for registration is 10.70 acres as that of the licensed area i.e., 10.70 acres granted under License no - 83 of 2023 dated 18.04.2023 which is valid upto 17.04.2028.  The application for registration of mixed land use colony was scrutinized and 1 <sup>st</sup> deficiency notice vide notice no. HARERA/GGM/RPIN/660 was issued to the promoter with an opportunity of being heard on 30.10.2023.  The status of the documents is mentioned below:	
24.	<b>Present compliance status as on 30.10.2023 of deficiencies conveyed vide notice dated 27.10.2023.</b>	1. Deficit Fee - Rs 77,467/- 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. Approved Service plan and estimates needs to be submitted. applied, then copy of the same needs to be submitted. 6. Mining permission needs to be submitted.



25.	Remarks	The promoter has not submitted any reply.
	 Asha Chartered Accountant	 30/10/23 Ashish Kush Planning Executive
	Day and Date of hearing	Monday and 30.10.2023
	Proceeding recorded by	Ram Niwas
<b>PROCEEDINGS OF THE DAY</b>		
Proceedings dated: 30.10.2023. Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. The application submitted by the promoter for registration of the project has been scrutinized by the concerned official and the deficiency notice has been issued on 27.10.2023. The promoter submitted the reply on the same day i.e., 27.10.2023. In view of the same the matter is adjourned, and the concerned official is directed to examine the reply of promoter and put the matter on file before the authority to fix the next date of hearing.		
	 (Sanjeev Kumar Arora) Member, HARERA	 (Ashok Sangwan) Member, HARERA
		 (Vijay Kumar Goyal) Member, HARERA

MEMORANDUM FOR THE RECORD  
DATE: 10/10/52

TO: Mr. Tolson  
FROM: Mr. [Name]

PROCEEDINGS OF THE DAY  
[Detailed text of the proceedings]

Very truly yours,  
[Signature]

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DATE: 10/10/52

TO: Mr. Tolson  
FROM: Mr. [Name]

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