

Hearing brief for registration of Project u/s 4

S.No.	Particulars	Details	
1.	Name of the project	Ompee Tower	
2.	Name of the promoter	M/s Ompee Construction	
3.	Nature of the project	Group Housing	
4.	Location of the project	Sector- 1, Manesar, Gurugram	
5.	Legal capacity to act as a promoter	Third Part Right Holder/ Landowner	
6.	Name of the license holder	N/A	
7.	Status of project	New	
8.	Whether registration applied for whole	Whole	
	Phase no.	Whole	
9.	Online application ID	RERA-GRG-PROJ-1435-2023	
10.	License no.	N/A	N/A
11.	Total land area	0.9884 acres	Area to be registered 0.9884 acres
12.	Projected completion date	07.08.2028	
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.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity upto
	i)	License Approval	N/A
	ii)	Zoning Plan Approval	Not Submitted
	iii)	Building plan Approval	HSIIDC/IPD/IMT/M/2023/744 dated 08.08.2023.
	iv)	Environmental Clearance	Not Submitted
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2023/469/2099-2102 dated 13.07.2023
	vi)	Fire scheme approval	Not Submitted
	vii)	Service plan and estimate approval	N/A



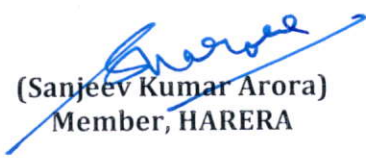


20.	Fee Details	
	Registration Fee	Residential- 6980 * 1.75 * 10 = Rs 1,22,150/- Commercial- 20* 1.75 * 20 = Rs 700/- Total - Rs 1,22,850/-
	Processing Fee	7000 * 10 = Rs 70,000/-
	Late Fee	N/A
	Total Fee	Rs 1,92,850/-
21.	DD amount	Rs 1,92,500/-
	DD no. and date	894316 dated 16.08.2023.
	Name of the bank issuing	Bank of Maharashtra
	Deficient amount	Rs 350/-
22.	File Status	Date
	File received on	25.08.2023
	First notice Sent on	06.09.2023
	First hearing on	11.09.2023
23.	<p>Case History:</p> <p>The Promoter M/s Ompee Construction who is a third-party right holder/ Land Owner applied for the registration of real estate group housing colony namely "Ompee Tower" located at Sector-1, Manesar, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 57833 dated 25.08.2023 and RPIN- 641. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1435-2023. The project area for registration is 0.9884 acres and total land area is 0.9884 acres.</p> <p>The total land area is 0.9884 acres, the promoter has obtained possession letter from HSIIDC.</p> <p>The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/641 dated 06.09.2023 was issued to the promoter with an opportunity of being heard on 11.09.2023.</p> <p>The status of documents is mentioned below:</p>	
24.	<p>Present compliance status as on 11.09.2023 of deficient documents conveyed vide notice dated 06.09.2023.</p>	<ol style="list-style-type: none"> 1. Deficit Fee- Rs 350/- Status: Not Submitted. 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. Status: Not Submitted. 3. Online DPI needs to be corrected. Status: Not Submitted. 4. Zoning plan needs to be submitted. Status: Not Submitted. 5. Environment Clearance needs to be submitted. If applied, then the copy of the same needs to be submitted. Status: Not Submitted. 6. Fire scheme approval needs to be submitted. If applied, then the copy of the same needs to be submitted. Status: Not Submitted.



	<ol style="list-style-type: none">7. Approval NOCs from the various agencies for connecting external services like water, sewerage, storm water drainage needs to be submitted. Status: Not Submitted.8. Electrical load availability needs to be submitted. Status: Not Submitted.9. Pert Chart needs to be submitted. Status: Not Submitted.10. Draft Application form needs to be submitted. Status: Not Submitted.11. Draft Allotment letter needs to be revised as per prescribed format. Status: Not Submitted.12. Draft BBA needs to be revised as per prescribed format. Status: Not Submitted.13. Draft Conveyance deed needs to be submitted. Status: Not Submitted.14. Brochure needs to be submitted. Status: Not Submitted.15. Mining permission needs to be submitted. Status: Not Submitted.16. REP-II needs to be revised. Status: Not Submitted.17. CA certificate for Expenditure to be incurred and incurred needs to be submitted. Status: Not Submitted.18. Original partnership deed needs to be submitted. Status: Not Submitted.19. Financial resources need to be filled in the DPI. Status: Not Submitted.20. Quarterly schedule of estimated expenditure needs to be submitted. Status: Not Submitted.21. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. Status: Not Submitted.22. Project report needs to be submitted. Status: Not Submitted.23. KYC of partner (Yogender Hooda) and authorised person needs to be submitted. Status: Not Submitted.24. CA certificate for non-default needs to be submitted. Status: Not Submitted.25. Cash flow statement need to be submitted. Status: Not Submitted.26. TAN of promoter needs to be submitted. Status: Not Submitted.27. Cost of land needs to be clarified along with annexure. Status: Not Submitted.28. Bank Undertaking needs to be submitted. Status: Not Submitted.
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(17)

25.	Remarks	The promoter has not submitted any reply.
	 Asha Chartered Accountant	 Ashish Kush Planning Executive
	Day and Date of hearing	Monday and 11.09.2023
	Proceeding recorded by	Ram Niwas
PROCEEDINGS OF THE DAY		
<p>Proceedings dated: 11.09.2023.</p> <p>Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. No reply has been submitted by the promoter company till 06.09.2023 against the deficiencies conveyed by the authority through notice dated 06.09.2023. Therefore, in view of the same the matter is adjourned, and the next date of hearing will be conveyed after submission of reply of deficiencies already conveyed. Further, if no response is received from the promoter within next 4 week's time, in that case the concerned official to put up the matter on file for issuance of show cause notice as to why their application for registration of project may not be rejected following the due procedure under the Act of 2016.</p>		
	 (Sanjeev Kumar Arora) Member, HARERA	 (Vijay Kumar Goyal) Member, HARERA
	 (Arun Kumar Gupta) Chairman, HARERA	