

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details	
1.	Name of the project	Nandaka	
2.	Name of the promoter	M/s Ganga Global Homes Pvt. Ltd.	
3.	Nature of the project	Mixed Use Colony	
4.	Location of the project	Sector- 84, Gurugram	
5.	Legal capacity to act as a promoter	License Holder	
6.	Name of the license holder	M/s Ganga Global Homes Pvt. Ltd.	
7.	Status of project	New	
8.	Whether registration applied for whole	Phase	
	Phase no.	1	
9.	Online application ID	RERA-GRG-PROJ-1452-2023	
10.	License no.	127 of 2023 dated 16.06.2023.	Valid up to 15.06.2028.
11.	Total licensed area	8.34375 acres	Area to be registered 5.8406 acres
12.	Projected completion date	23.02.2028	
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	127 of 2023 dated 16.06.2023. 15.06.2028.
	ii)	Zoning Plan Approval	DRG No. DGTCP 9333 dated 16.06.2023
	iii)	Building plan Approval	ZP-1853/PA(DK)/2023/35228 dated 19.10.2023 18.10.2028.
	iv)	Environmental Clearance	Not Submitted
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2023/614/2577-80 dated 21.08.2023 20.08.2031.
	vi)	Fire approval scheme	Not Submitted

	vii) Service plan and estimate approval	Not Submitted
20.	Fee Details	
	Registration Fee	62,635.753 * 2.65 * 10 = Rs. 16,59,848/-
	Processing Fee	62,635.753 * 10 = Rs. 6,26,358/-
	Late Fee	N/A
	Total Fee	Rs. 22,86,206/-
21.	DD amount	Rs. 16,59,848/- Rs. 6,26,358/-
	DD no. and date	503861 dated 28.09.2023. 503862 dated 28.09.2023.
	Name of the bank issuing	ICICI Bank
	Deficient amount	NIL
22.	File Status	Date
	File received on	11.10.2023
	First notice Sent on	13.10.2023
	First hearing on	16.10.2023
	Second hearing on	23.10.2023
23.	<p>Case History:</p> <p>The Promoter M/s Ganga Global Homes Pvt. Ltd. who is a license holder applied for the registration of real estate group housing colony namely "Nandaka" located at Sector-84, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 60002 dated 11.10.2023 and RPIN-657. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1452-2023. The project area for registration is 5.8406 acres but the licensed area i.e., 8.34375 acres granted under License no - 127 of 2023 dated 16.06.2023 which is valid upto 15.06.2028.</p> <p>The DTCP has granted license no. 127 of 2023 for the development of mix land use colony having total area 8.3438 acres. However, the promoter has applied for the registration of 5.8406 acres as Phase 1 and the building plans if approved, by the DTCP, Haryana are not submitted by the promoter with the application for registration of the project to ascertain as to whether the phasing has been approved by the competent Authority or not.</p> <p>The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/657 dated 13.10.2023 was issued to the promoter with an opportunity of being heard on 16.10.2023.</p> <p>On 16.10.2023, Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Neeraj Mishra, Executive Director of the company and Sh. Ashwani Kumar are present on behalf of the promoter. The AR of the promoter states that building plans have been approved by DTCP and approval letter remain to be signed/issued which shall be submitted within a week. Further, the AR seeks one week time to submit deficit documents. The matter to come up on 23.10.2023.</p> <p>The promoter has submitted the reply on 12.10.2023, 13.10.2023, 16.10.2023 and 23.10.2023 which were scrutinized and the status of the documents is mentioned below:</p>	



<p>24. Present compliance status as on 23.10.2023 of deficient documents conveyed in hearing dated 16.10.2023.</p>	<ol style="list-style-type: none">1. Fee cannot be calculated as the building plans are not submitted and will be calculated after the submission of the building plans and if the fee comes out deficit than the same shall be payable. Status: Calculated on the basis of applied drawings and the same is fully paid subject to submission of approved plan.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. The approved building plans are not attached in the application to ascertain the approval of phasing by the competent authority, and you had applied for registration of project in phases. The same needs to be clarified. Status: Promoter submitted a copy of drawing wherein it is only flashed Phase-1 for residential and Phase-2 for commercial. However, table depicts no phasing.5. Approved Zoning Plan needs to be submitted. Status: Submitted. Approved vide no. ZP-1853/PA(DK)/2023/35228 dated 19.10.20236. Building plan approval (BR-III) alongwith the approved drawings need to be submitted. Status: Submitted. Approved vide no. DGTCP 9333 dated 16.06.2023.7. Environment Clearance needs to be submitted. Status: The promoter has submitted an undertaking alongwith a DD vide no 503876 dated 12.10.2023 amounting to Rs 25 lakhs as a security amount to submit the approval within six months from the date of issuance of registration certificate.8. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: The promoter has submitted an undertaking alongwith a DD vide no 503875 dated 12.10.2023 amounting to Rs 25 lakhs as a security amount to submit the approval within three months from the date of issuance of registration certificate.9. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: The promoter has submitted an undertaking alongwith a DD vide no 503877 dated 12.10.2023 amounting to Rs 25 lakhs as a security amount to submit the approval within three months from the date of issuance of registration certificate.10. Approval NOC's from various agencies for connecting external services like roads and storm water needs to be submitted. Status: Submitted an undertaking for non-requirement of roads and storm water.11. Mutation and Aks- shajra certified on latest date not more than six months needs to be submitted. Status: Submitted.
--	---

		<p>12. Information to the revenue department regarding the entry of license in the revenue record needs to be submitted. Status: Not Submitted.</p> <p>13. Land title search report from an advocate after incorporating bar enrolment no. needs to be submitted. Status: Submitted.</p> <p>14. Layout plan superimposed on the demarcation plan needs to be submitted. Status: Submitted.</p> <p>15. Pert chart needs to be submitted. Status: Submitted.</p> <p>16. Allottee related documents like Draft application form, Draft Allotment letter, Draft Builder buyer agreement and Draft Conveyance deed needs to be submitted. Status: Submitted.</p> <p>17. REP-II needs to be revised. Status: Submitted.</p> <p>18. Mining permission needs to be submitted. Status: The promoter stated that they will submit after the receipt of Environment Clearance.</p> <p>19. Draft brochure and advertisement document needs to be submitted. Status: Submitted.</p> <p>20. Cost of the land needs to be clarified according to the area applied for the registration. Status: Submitted.</p> <p>21. Project proponent needs to be submitted. Status: Submitted.</p> <p>22. Project report needs to be submitted. Status: Submitted.</p> <p>23. CA certificate for non-default needs to be submitted. Status: Submitted.</p> <p>24. CA certificate for REP-1 needs to be submitted. Status: Submitted.</p> <p>25. Independent auditors report for the financial year 2020-21 needs to be submitted. Status: Submitted.</p> <p>26. Quarterly schedule of estimated expenditure needs to be submitted. Status: Submitted.</p> <p>27. Copy of paid challan of EDC, IDC and license fee needs to be submitted. Status: Submitted.</p> <p>28. KYC of authorised person to operate bank needs to be submitted. Status: Submitted.</p> <p>29. KYC of project consultant needs to be submitted. Status: Submitted.</p> <p>30. Board Resolution for operation of bank account needs to be submitted. Status: Submitted.</p> <p>31. Affidavit of promoter regarding arrangement with the bank of master account needs to be revised.</p>
--	--	--



		<p>Status: Submitted.</p> <p>32. Others in financial resources needs to be clarified. Status: Not Submitted.</p> <p>33. ROC statement showing details needs to be submitted. Status: Submitted.</p> <p>34. Bank Undertaking needs to be submitted as per RERA prescribed format. Status: Submitted.</p> <p>35. Undertaking regarding no loan on the project land needs to be submitted. Status: Submitted.</p>
25.	Remarks	<p>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> <p>2. Online DPI needs to be corrected.</p> <p>3. Environment Clearance needs to be submitted. Status: The promoter has submitted an undertaking alongwith a DD vide no 503876 dated 12.10.2023 amounting to Rs 25 lakhs as a security amount to submit the approval within six months from the date of issuance of registration certificate.</p> <p>4. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: The promoter has submitted an undertaking alongwith a DD vide no 503875 dated 12.10.2023 amounting to Rs 25 lakhs as a security amount to submit the approval within three months from the date of issuance of registration certificate.</p> <p>5. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: The promoter has submitted an undertaking alongwith a DD vide no 503877 dated 12.10.2023 amounting to Rs 25 lakhs as a security amount to submit the approval within three months from the date of issuance of registration certificate.</p> <p>6. Information to the revenue department regarding the entry of license in the revenue record needs to be submitted.</p> <p>7. Mining permission needs to be submitted. Status: The promoter stated that they will submit after the receipt of Environment Clearance.</p> <p>8. Others in financial resources needs to be clarified.</p>

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, Environment Clearance, Fire Scheme approval, Approved service plan & estimates, Information to the revenue department regarding the entry of license in the revenue record and Mining Permission.

The promoter has submitted three DD bearing no. 503875, 503877 and 503876 dated 12.10.2023 amounting to Rs 25 lakhs as a security amount to submit the Fire Scheme approval, Approved service plan and Estimates

**HAREERA****GURUGRAM****Project - Nandaka****RERA-GRG-1452-2023**

within 3 months and Environment Clearance within 6 months from the date of issuance of registration certificate.

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

On leave.

Asha
Chartered Accountant

Ashish
23/10/23

Ashish Kush
Planning Executive

Day and Date of hearing	Monday and 23.10.2023
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 23.10.2023.

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

Approved as proposed.

(Signature)
(Sanjeev Kumar Arora)
Member, HARERA

(Signature)
(Arun Kumar Gupta)
Chairman, HARERA

(Signature)
(Ashok Sangwan)
Member, HARERA