

Hearing brief for project registration u/s 4

S.No.	Particulars	Details	
1.	Name of the project	Emaar Business District 83	
2.	Name of the promoter	M/s Emaar India Ltd.	
3.	Nature of the project	Commercial Plotted Colony (SCO)	
4.	Location of the project	Sector-83, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of license holder	Sewak Developers Pvt Ltd and Others	
7.	Status of project	New	
8.	Whether registration applied for whole/phase	Whole Project	
9.	Completion date as mentioned in REP-II	31.12.2028	
10.	Online application ID	RERA-GRG-PROJ-1474-2023	
11.	QPR Compliances (if applicable)	N/A	
12.	4(2)(I)(D) Compliances (if applicable)	N/A	
13.	4(2)(I)(C) Compliances (if applicable)	N/A	
14.	Status of change of bank account (if applicable)	N/A	
15.	Details of proceedings pending against the project (if applicable)	N/A	
16.	RC Conditions Compliances (if applicable)	N/A	
17.	License no.	241 of 2023 dated 09.11.2023	Valid up to 08.11.2028
18.	Total licensed area	9.10625 acres	Area to be registered 9.10625 acres
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	241 of 2023 dated 09.11.2023
	ii)	Zoning Plan Approval	N/A
	iii)	Layout plan Approval	Drg. No. DGTCP 9796 dated 10.11.2023
	iv)	Environmental Clearance	N/A
	v)	Architectural Control Sheet	Applied dated 22.11.2023
			Validity up to
			08.11.2028
			N/A
			N/A
			N/A


	vi) Service plan and estimate approval	Applied dated 22.11.2023
20.	Fee details	
	Registration fee	55277.524 * 1.5 * 20 = Rs 16,58,326/-
	Processing fee	55277.524 * 10 = Rs 5,52,775/-
	Late fee	N/A
	Total	Rs 22,11,101/-
21.	DD amount	Rs. 22,12,000/-
	DD no. and date	299770 dated 30.10.2023
	Name of the bank issuing	HCBS Bank
	Deficient amount	NIL
22.	File Status	Date
	File received on	10.11.2023
	First notice Sent on	30.11.2023
	First hearing on	04.12.2023
	Second hearing on	18.12.2023
23.	<p>Case History:-</p> <p>The promoter M/s Emaar India Ltd. who is a collaborator had applied for the registration of real estate project namely “Emaar Business District 83” located at Sector-83, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 61658 dated 10.11.2023 and RPIN-672. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1474-2023. The project area for registration is same as that of the licensed area i.e., 9.10625 acres. License no – 241 of 2023 dated 09.11.2023 Valid up to 08.11.2028.</p> <p>The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/672 dated 30.11.2023 has been issued to the promoter with an opportunity of being heard on 04.12.2023.</p> <p>On 04.12.2023, Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Anitesh Singh Chauhan (Senior Manager) is present on behalf of the promoter. The AR of the promoter states that the reply to the deficiencies pointed out by the authority has been submitted on 01.12.2023. The same needs to be examined by the authority. Further the promoter had applied for approval of standard design and the same is pending approval. The matter is adjourned and to come up on 18.12.2023.</p> <p>The promoter has submitted a reply on 01.12.2023 which has been scrutinized and the status of the documents is mentioned below:</p>	
24.	<p>Present compliance status as on 18.12.2023 of the deficiencies conveyed in last hearing dated 04.12.2023.</p>	<ol style="list-style-type: none"> 1 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: Needs to be corrected. 2 Online DPI needs to be corrected. Status: Needs to be corrected. 3 Approved architectural control sheet needs to be submitted. Status: Not submitted 4 Approved service plans and estimates needs to be submitted. If applied than copy of the same needs to be submitted. Status: Not submitted 5 Collaboration agreement needs to be clarified.

		<p>Status: Promoter submits letters issued by landowner companies with reference to collaboration agreements wherein it is stated that the companies are wholly owned subsidiary of Emaar India Ltd and Emaar own 100% beneficial interest and have all right to develop, sale, market the entire land owned by company. The collaboration agreements are without mentioning the area.</p> <p>6 Information to revenue department regarding entry of license and collaboration agreement in revenue record needs to be submitted. Status: Submitted</p> <p>7 Electrical load availability needs to be submitted. Status: Submitted. Memo no. Ch-08/Drg-PLC dated 23.11.2023.</p> <p>8 Approvals / NOC's from various agencies for connecting external services like road, water supply, sewerage, storm water needs to be submitted. Status: Road access applied, and others submitted</p> <p>9 Natural conservation zone, Tree cutting permission, Forest land diversion, Power Line shifting affidavit for non-applicability needs to be revised and notarized. Status: Submitted</p> <p>10 Draft Allotment letter needs to be revised. Status: Needs to be revised</p> <p>11 KYC of Vikas Kumar (Authorised Signatory of bank account) needs to be submitted. Status: Authorised signatory changed and their KYC submitted.</p> <p>12 Land cost needs to be clarified according to area apply for registration. Status: Submitted</p> <p>13 Cash flow statement needs to be provided. Status: Submitted</p> <p>14 Affidavit regarding no loan on project land needs to be submitted. Status: Submitted</p> <p>15 Project report needs to be provided. Status: Submitted</p> <p>16 Quarterly statement of expenditure needs to be provided. Status: Submitted</p> <p>17 Bank Undertaking needs to be revised. Status: Submitted</p> <p>18 Ca certificate for expenditure incurred needs to be revised. Status: Submitted</p>
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	<p>19 Affidavit of promoter regarding arrangement with the bank of master account needs to be provided. Status: Submitted</p> <p>20 REP II needs to be provided. Status: Submitted</p> <p>21 Affidavit of 10% auto deduct of EDC from separate account needs to be provided. Status: Submitted</p>
Remarks	<p>1 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>2 Online DPI needs to be corrected.</p> <p>3 Approved architectural control sheet needs to be submitted.</p> <p>4 Approved service plans and estimates needs to be submitted. If applied than copy of the same needs to be submitted.</p> <p>5 Road access permission needs to be submitted.</p> <p>6 Draft Allotment letter needs to be revised.</p>


 (Asha)

Chartered Accountant


 (Sumeet)

Engineering Officer

Day and Date of hearing	Monday and 18.12.2023
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

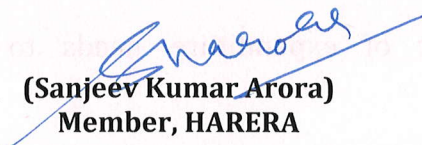
Proceedings dated: 18.12.2023.

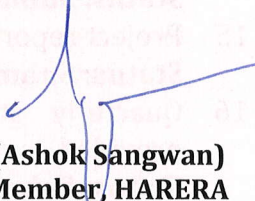
Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project.


Sh. Purushottam Grover (Vice President, Govt. Affairs) and Sh. Anitesh Singh (Sr. Manager) are present on behalf of the promoter.


The AR states that the approval of standard design/architectural control sheet is under consideration of DGTCP, and final approval is expected within a week. In view of same the AR requests for two weeks' time for submission of approved standard design along with rectification of other deficiencies including a DD of Rs. 25 lakh as a security amount for placing on record the copies of approved service plans and estimates within six months.

The matter to come up on 01.01.2024.


 (Sanjeev Kumar Arora)
 Member, HARERA


 (Ashok Sangwan)
 Member, HARERA


 (Vijay Kumar Goyal)
 Member, HARERA


 (Arun Kumar)
 Chairman, HARERA