

Project hearing brief

S.No	Particulars	Details	
1.	Name of the project	Emaar Business District 99 NXT	
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- 99, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Status of project	New	
7.	Whether registration applied for whole	Whole Project	
8.	Online application ID	RERA-GRG-PROJ-893-2021	
9.	License no.	51 of 2021 dated 18.08.2021	Valid up to 17.08.2026
10.	Total licensed area	3.59375 acres	Area to be registered 3.59375 acres
11.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	51 of 2021 dated 18.08.2021
	ii)	Zoning Plan Approval	Applied
	iii)	Layout plan Approval	Drg. No DTCP 7863 dated 23.08.2021
	iv)	Environmental Clearance	N/A
	v)	Service plan and estimate approval	Not Provided
12.	File Status	Date	
	File received on	23.08.2021	
	First notice Sent on	02.09.2021	
	First hearing on	14.09.2021	
	Second hearing on	21.09.2021	
	Third hearing on	27.09.2021	
	Fourth hearing on	04.10.2021	
	Fifth hearing on	19.10.2021	
	Sixh hearing on	09.11.2021	



	Seventh hearing on	07.12.2021
	Eighth hearing on	14.12.2021
	Ninth hearing on	21.12.2021
14.	Status of Documents	<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: Submitted, needs to be corrected.2. Approved Service Plan and Estimates needs to be submitted. Status: Applied Copy submitted, pending for final approval.3. Mutation duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Not submitted.4. Demarcation plan, zoning plan and architectural control sheet needs to be submitted. Status: Applied Copy submitted, pending for final approval.
	Deficit documents	<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.2. Approved Service Plan and Estimates needs to be submitted.3. Mutation duly certified by revenue officer six months prior to date of application needs to be submitted.4. Demarcation plan, zoning plan and architectural control sheet needs to be submitted.
Day and Date of hearing		Tuesday and 21.12.2021
Proceeding recorded by		Ram Niwas

Case History:-

The promoter M/s Emaar India Ltd. who is a Collaborator applied for the registration of real estate project namely "Emaar Business District- 99 NXT" located at Sector-99, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 11420/22459 dated 23.08.2021 and RPIN-361. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-893-2021. The project area for registration is same as that of the licensed area i.e. 3.59375 acres. License no - 51 of 2021 dated 18.08.2021. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/361 dated 02.09.2021 was issued to the promoter with an opportunity of being heard on 14.09.2021.

On 14.09.2021, On the request of the AR of the promoter one week time is allowed for rectification of the deficiencies/observations and submission of pending approvals. Further a complaint from Mr. Sunil Yadav has been received regarding the license No. 51 of 2021 dated 18.08.2021 alleging various violations and a copy of the same is supplied to AR for submitting its reply. Further a copy thereof be also forwarded to DTCP for its examination. The matter to come up on 21.09.2021. The

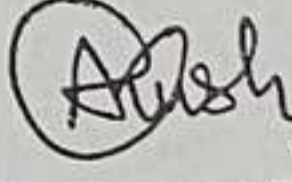
promoter submitted a reply dated 20.09.2021, after scrutiny of the reply the remaining deficiencies were conveyed to the promoter. On 21.09.2021, the promoter requested for one week time and the authority grants the same and matter is adjourned for 27.09.2021. The promoter submitted a reply on 22.09.2021, after scrutiny of the reply the remaining deficiencies are mentioned below:

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.
2. Approved Service Plan and Estimates needs to be submitted.
3. Mutation duly certified by revenue officer six months prior to date of application needs to be submitted.
4. Demarcation plan, zoning plan and architectural control sheet needs to be submitted.

On 27.09.2021, The authority directed the promoter to remove the above mentioned deficiencies. The matter to come up on 04.10.2021. On 04.10.2021, The AR has made the online corrections in the REP-I and hard copies of the same are yet to be submitted. Further, the approval of demarcation plan is still under confirmation at the level of field office. Further the service plan and estimates in respect of above plotted colony has been applied on 2nd September 2021 and are still under consideration of HSVP office before forwarding to DTCP office. Similarly, the architectural control sheet is under approval at Headquarters level.

However, there is a complaint regarding land ownership title under above project regarding demerger of the company M/s EMAAR MGF Land limited now known as EMAAR India Ltd. and the reply of the company in this regard has been submitted on 01.10.2021 only. The same needs to be examined by the deputed officer (LO and Tehsildar) and the matter needs to be considered after their report.

The matter to come up on 19.10.2021. On 19.10.2021, the AR was advised to submit the deficit documents. The matter to come up on 09.11.2021. On 09.11.2021, the promoter is advised to submit the deficit documents and matter was fixed for 07.12.2021. On 07.12.2021, the hearing was adjourned and fixed for 14.12.2021. On 14.12.2021, the hearing was adjourned and fixed for 21.12.2021.


21/12/2021
Planning Executive

REPRESENTED THROUGH

Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Sh. Anitesh Singh	Deputy Manager	9899345535	

Email : hareragurugram@gmail.com, reragurugram@gmail.com, **Website :** www.harera.in
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (नियामन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्या 16



PROCEEDINGS OF THE DAY

Proceedings dated: 21.12.2021

Sh. Ashish Kush, Planning Executive briefed about the facts of the project.

Sh. Anitesh Singh (Dy. Manager) is present on behalf of the promoter.

Following deficiencies were brought to the notice of the AR of the promoter.

1. Regarding the annexures in the online application not uploaded as well as the correction needs to be done in the online (A-H) application, it was assured that same has been done which will be got checked from the office.
2. Regarding approved Service Plan and Estimates bank guarantee amounting to Rs. 25 lakhs will be submitted as submitted by the AR of the promoter.
3. Mutation duly certified by revenue officer six months prior to date of application will be submitted.
4. Regarding approved demarcation plan, zoning plan and architectural control sheet the AR of the promoter submitted to provide bank guarantee of Rs. 25 lakhs.
5. Regarding a complaint received about title of the property the matter has been referred to Retd. DRO whose report is still awaited.

The matter to come up on 27.12.2021.

Vijay Kumar Goyal
(Member)

Dr. K.K. Khandelwal
(Chairman)