

Hearing brief for project registration u/s 4

| S.No. | Particulars | Details | |
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| 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 | Validity up to |
| | i) | License Approval | 241 of 2023 dated 09.11.2023 08.11.2028 |
| | ii) | Zoning Plan Approval | N/A N/A |
| | iii) | Layout plan Approval | Drg. No. DGTCP 9796 dated 10.11.2023 N/A |
| | iv) | Environmental Clearance | N/A N/A |

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| | v) | Architectural Control Sheet | ZP-1909/PA(DK)/2024/1280 dated 11.01.2024 |
| | 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 |
| | | Third hearing on | 01.01.2024 |
| | | Fourth hearing on | 22.01.2024 |
| 23. | Case History:- | | |
| | <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 deficiencies conveyed to the promoter.</p> <p>On 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</p> | | |



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.

On 01.01.2024, Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. No reply has been submitted by the promoter company against the deficiencies conveyed by the authority during the last hearing dated 18.12.2023. 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.

The promoter has submitted a reply on 12.01.2024 which has been scrutinized and as per the approval of authority the matter is fixed for a hearing on 22.01.2024.

The status of the documents is mentioned below:


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| 24. | Present compliance status as on 22.01.2024 of the deficiencies conveyed in last hearing dated 01.01.2024. | <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: Submitted. Approved vide memo no. ZP-1909/PA(DK)/2024/1280 dated 11.01.2024.4 Approved service plans and estimates needs to be submitted. If applied than copy of the same needs to be submitted. Status: Not submitted5 Road access permission needs to be submitted. Status: Not submitted6 Draft Allotment letter needs to be revised. Status: Submitted |
| | Remarks | <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 Online DPI needs to be corrected. |


| | | |
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| | | <p>3 Approved service plans and estimates needs to be submitted. If applied than copy of the same needs to be submitted.</p> <p>4 Road access permission needs to be submitted.</p> |
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Recommendations:

All requisite documents for registration of project under section 4 of the Act of 2016 have been submitted by the promoter except corrections of A-H, DPI, approved service plans and estimates and road access permission. Further the promoter has also submitted a DD vide no. 300120 dated 28.12.2023 amounting Rs 25 lakh as a security amount for submission of approved service plans and estimates within six months.

The authority may consider for grant of registration of project subject to submission of above.


 (M. L. Sardana)
 Accountant


 (Sumeet)
 Engineering Officer

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| Day and Date of hearing | Monday and 22.01.2024 |
| Proceeding recorded by | Ram Niwas |

PROCEEDINGS OF THE DAY

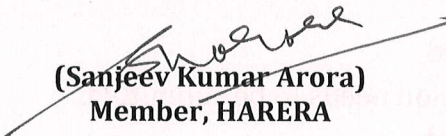
Proceedings dated: 22.01.2024.

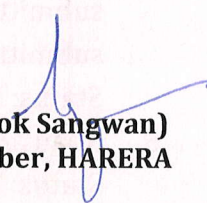
Sh. Sumeet, Engineering Officer and Sh. M. L. Sardana, Accountant briefed about the facts of the project.


Sh. Sujeet Kumar (Head Govt. Affairs) and Sh. Anitesh Singh (Sr. Manager) are present on behalf of the promoter.


The AR submits that approval of service plans and estimates have been obtained from the DTCP and a copy is being submitted today. Further correction in online DPI & A-H form has also been made and road access permission has been applied to NHAI and will be submitted within four months of grant of registration and in lieu of the same a DD of Rs. 25 lakhs has been submitted in the Authority which shall be forfeited in case of non submission of road access permission within the stipulated time period.

Approved as proposed.


 (Sanjeev Kumar Arora)
 Member, HARERA


 (Ashok Sangwan)
 Member, HARERA


 (Vijay Kumar Goyal)
 Member, HARERA


 (Arun Kumar)
 Chairman, HARERA