

Hearing brief for registration of Project u/s 4

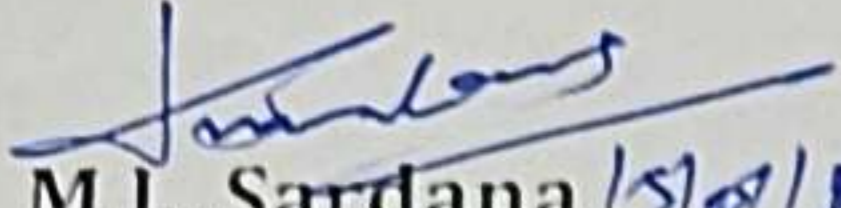
S.No	Particulars	Details	
1.	Name of the project	The 88	
2.	Name of the promoter	M/s Emaar India Limited	
3.	Nature of the project	Group Housing	
4.	Location of the project	Sector-112, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	Sh. Ajit Singh, Tejpal Singh and Others	
7.	Status of project	New	
8.	Whether registration applied for whole	Phase	
	Phase no.	1	
9.	Online application ID	RERA-GRG-PROJ-1485-2023	
10.	License no.	04 of 2013 dated 18.02.2013.	
11.	Total licensed area	10.744 acres	Area to be registered valid up to 17.02.2024. 1.8470 acres
12.	Projected completion date	31.03.2029	
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	Date of approval
			Validity upto
	i)	License Approval	04 of 2013 dated 18.02.2013.
	ii)	Zoning Plan Approval	DRG. No. DG,TCP-3715 dated 18.02.2013
	iii)	Building plan Approval	Not Submitted
	iv)	Environmental Clearance	SEIAA/HR/2013/1543 dated 24.12.2013
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2023/538/2230-2333 dated 03.08.2013
	vi)	Fire scheme approval	Not Submitted

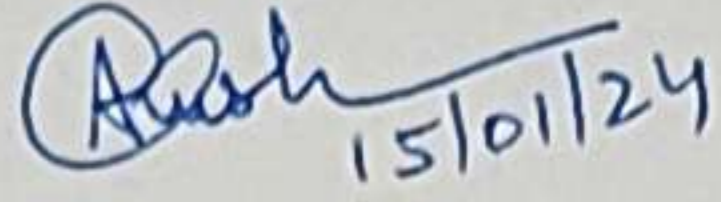
	vii) Service plan and estimate approval	Not Submitted
20.	Fee Details	
	Registration Fee	Fee cannot be calculated as the building plans are not submitted.
	Processing Fee	Fee cannot be calculated as the building plans are not submitted.
	Late Fee	Fee cannot be calculated as the building plans are not submitted.
	Total Fee	Fee cannot be calculated as the building plans are not submitted.
21.	DD amount	Rs 2,56,000/-
	DD no. and date	300066 dated 18.12.2023.
	Name of the bank issuing	HSBC Bank
	Deficient amount	Fee cannot be calculated as the building plans are not submitted.
22.	File Status	Date
	File received on	27.12.2023
	First notice Sent on	11.01.2024
	First hearing on	15.01.2024
23.	Case History:	
	<p>The Promoter M/s Emaar India Limited who is a collaborator applied for the registration of real estate group housing colony namely "THE 88" located at Sector- 112, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 63781 dated 27.12.2023 and RPIN-690. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1485-2023. The project area for registration is 1.8470 acres but the licensed area i.e., 10.744 acres granted under License no - 03 of 2013 dated 18.02.2013 which is valid upto 17.02.2024.</p> <p>The DTCP has granted license no. 04 of 2013 for the development of Group housing Colony over an area admeasuring 10.744 acres in Sector 112, Gurugram. However, the promoter has applied for the registration of 1.8470 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/690 dated 11.01.2024 was issued to the promoter with an opportunity of being heard on 15.01.2024.</p> <p>The status of the documents is mentioned below:</p>	
24.	Present compliance status as on 15.01.2024 of deficient documents conveyed vide notice dated 11.01.2024.	<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. 2. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. 3. Online DPI needs to be corrected.



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.
5. Building plan approval (BR-III) alongwith the approved drawings need to be submitted.
6. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted.
7. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted.
8. Electrical load availability needs to be submitted.
9. Details of the area allotted to the land owners needs to be submitted.
10. Approval NOC's from various agencies for connecting external services like road needs to be submitted.
11. Mutation duly certified by revenue officer six months prior to date of application needs to be submitted.
12. Layout plan superimposed on the demarcation plan needs to be submitted.
13. PERT chart needs to be submitted.
14. Allottee related documents like Draft application form, Draft Allotment letter and Draft Builder buyer agreement needs to be revised.
15. Mining permission needs to be submitted.
16. Quarterly schedule of estimated expenditure needs to be submitted.
17. Land cost needs to be clarified according to area apply for registration.
18. REP II needs to be revised.
19. Project report needs to be revised.
20. CA certificate for net worth of the company needs to be submitted.
21. CA certificate regarding no dues in respect of statutory dues needs to be submitted.
22. Affidavit regarding arrangement of bank under section 4(2)(I)(D) needs to be revised.
23. Annual balance sheet for the financial year 2022-23 needs to be submitted.
24. Copy of paid challan of EDC, IDC and license fee needs to be submitted.
25. Affidavit regarding 10% auto deduct from the separate account for the EDC needs to be submitted.

25.	Remarks	The promoter has not submitted any reply.
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 M.L. Sardana 15/01/24
 Accountant


 Ashish Kush
 Planning Executive

Day and Date of hearing	Monday and 15.01.2024.
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Proceeding recorded by	Ram Niwas
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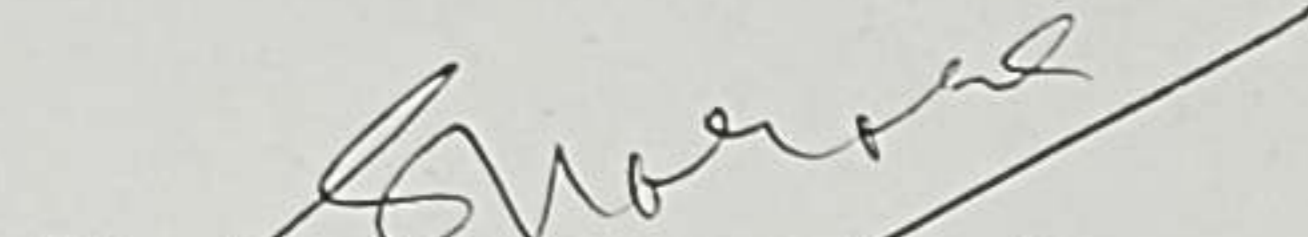
PROCEEDINGS OF THE DAY

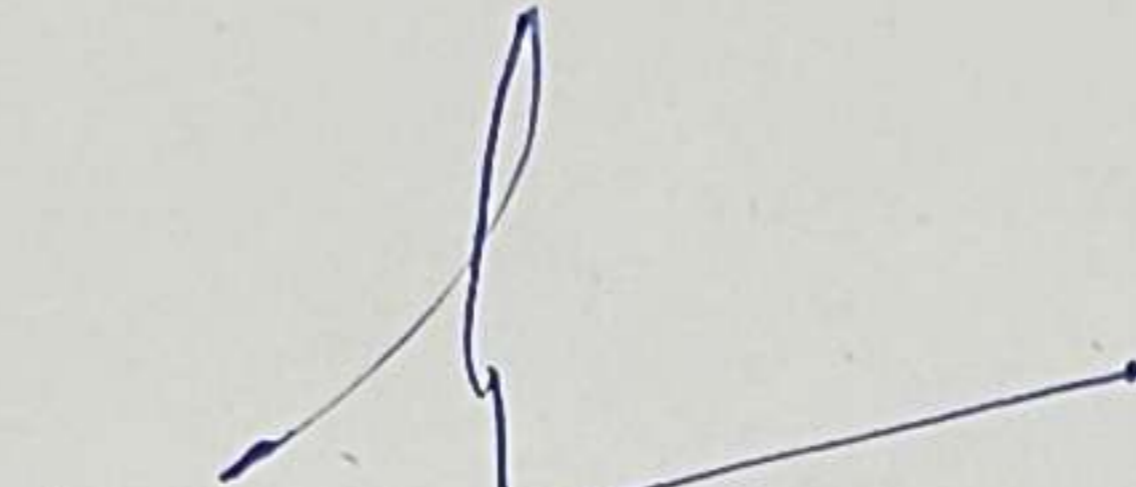
Proceedings dated: 15.01.2024.


Sh. Ashish Kush, Planning Executive and Sh. M.L. Sardana, Accountant briefed about the facts of the case.


No reply has been submitted by the promoter company against the deficiencies conveyed by the authority through deficiency notice dated 04.01.2024. 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.


 (Sanjeev Kumar Arora)
 Member, HARERA


 (Ashok Sangwan)
 Member, HARERA


 (Vijay Kumar Goyal)
 Member, HARERA


 (Arun Kumar)
 Chairman, HARERA