

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

Project Rama Homes

Promoter M/s Kiwi Land &amp; Housing Pvt. Ltd.

**PROJECT HEARING BRIEF**

SNo.	Particulars	Details	
1.	Name of the project	Rama Homes	
2.	Name of the promoter	M/s Kiwi Land & Housing Pvt. Ltd.	
3.	Name of the collaborator	N/A	
4.	Nature of the project	Affordable Group Housing Project	
5.	Location of the project	Sector-89, Gurugram, Haryana	
6.	Legal capacity to act as a promoter	Licensee	
7.	Name of the license holder	M/s Kiwi Land & Housing Pvt. Ltd.	
8.	Whether registration applied for whole	Whole	
9.	License no.	49 of 2021	Valid up to 11.08.2026
10.	Total licensed area	5.15625 Acres	Area to be registered 5.15625 Acres
11.	Statutory approvals either applied for or obtained prior to registration		
	S.No.	Particulars	Validity up to
	i)	License Approval	11.08.2026
	ii)	Zoning Plan Approval	
	iii)	Site Plan Approval	29.12.2026
	iv)	Environmental Clearance	Applied on 07.01.2022
	v)	Airport height clearance	30.01.2030
	vi)	Fire scheme approval	Applied on 05.01.2022
	vii)	Service plan and estimate approval	Applied on 05.01.2022
	viii)	Electrical load availability connection	24.01.2022
12.	File Status	Date	
	Project received on	07.01.2022	
	First notice sent on	17.01.2022	
	1 <sup>st</sup> reply submitted on	28.01.2022	
	1 <sup>st</sup> hearing on	31.01.2022	

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**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 (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



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	<b>2<sup>nd</sup> hearing on</b>	07.02.2022
	<b>3<sup>rd</sup> hearing on</b>	14.02.2022
	<b>4<sup>th</sup> hearing on</b>	21.02.2022
<b>13.</b>	<p><b>Case history-</b></p> <p>The promoter i.e. M/s Kiwi Land &amp; Housing Pvt. Ltd. has applied on dated 07.01.2022 for registration of their affordable group housing project namely "Rama Homes" in sector 89, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application is for registration of affordable group housing project admeasuring an area of 5.15625 acres for which the license vide no 49 of 2021 dated 12.08.2021 valid upto 11.08.2026 has been issued by DTCP in favour of M/s Kiwi Land &amp; Housing Pvt. Ltd.</p> <p>The application pertains to 04 residential towers comprising of 716 dwelling units and two commercial blocks comprising of 76 commercial units being developed by M/s Kiwi Land &amp; Housing Pvt. Ltd.</p> <p>After scrutiny of this file, it was found that there were deficiencies in the application which have been mentioned in AE and CA scrutiny. The deficiencies along with the first date of hearing were conveyed to the promoter through first deficiency notice vide no. HARERA/GGM/RPIN/419 dated 17.01.2022.</p> <p>A reply regarding the same is received in the authority on 28.01.2022. On scrutiny of the reply, it is observed that there are still deficiencies pending in the application.</p> <p><b>Scrutiny of reply dated 28.01.2022</b></p> <ol style="list-style-type: none"> <li>1. Mutations, Jamabandi and Aks-shijra duly certified by revenue officer six months prior to date of application need to be submitted.  <b>Status: Submitted</b></li> <li>2. Copy of information to the revenue department regarding the fact that project land is licensed and bonded for setting up of a colony needs to be submitted.  <b>Status: Submitted</b></li> <li>3. REP-II needs to be revised.  <b>Status: Submitted</b></li> <li>4. Environmental clearance needs to be submitted.  <b>Status: Applied on 07.01.2022</b></li> <li>5. Airport height clearance needs to be submitted.  <b>Status: Applied.</b></li> </ol>	

6. Fire scheme approval along with sanction letter needs to be submitted.  
**Status: Applied on 05.01.2022**
7. Copy of approved service plans and estimates along with the sanction letter from DTCP, Haryana needs to be submitted.  
**Status: Applied on 05.01.2022**
8. Electrical load availability connection needs to be submitted.  
**Status: Submitted**
9. Natural conservation zone NOC needs to be submitted.  
**Status: Undertaking submitted**
10. Tree cutting permission needs to be submitted.  
**Status: Applied on 25.01.2022**
11. Forest land diversion NOC needs to be submitted.  
**Status: Undertaking submitted**
12. Power line shifting NOC needs to be submitted.  
**Status: Applied on 21.01.2022**
13. HUDA construction water NOC needs to be submitted.  
**Status: Applied on 14.12.2021**
14. Sewerage connection NOC needs to be submitted.  
**Status: Submitted**
15. Demarcation plan needs to be submitted.  
**Status: Submitted**
16. Approved zoning plan needs to be submitted.  
**Status: Submitted**
17. Copy of superimposed demarcation plan on approved layout plan needs to be submitted.  
**Status: Submitted**
18. PERT chart needs to be submitted.  
**Status: Submitted**
19. Revised draft allotment letter, BBA and conveyance deed as per the prescribed format need to be submitted.  
**Status: Needs to be revised**
20. Payment challan for cost of EDC for commercial area needs to be submitted.  
**Status: Submitted**
21. Payment challan for cost of conversion and IDC needs to be submitted.  
**Status: Submitted**



22. An undertaking from the promoter regarding EDC to ensure that the 10% of total receipts in project RERA account should be transferred in state treasury account until it is fully paid.  
**Status: Submitted**
23. Annual report for the financial year 2020-21 needs to be submitted.  
**Status: Submitted**
24. Director report for the financial year 2018-19 and 2019-20 needs to be submitted.  
**Status: Submitted**
25. Bank undertaking needs to be revised.  
**Status: Done**
26. Loan agreement executed as on 24.12.2018 and 18.09.2020 needs to be submitted.  
**Status: Submitted**
27. Promoter affidavit keeping in view of section 4(2)(I)(D) of the Act needs to be revised.  
**Status: Submitted**
28. Details of project consultants and KYC of the project consultants needs to be submitted.  
**Status: Submitted**

**Proceedings dated 31.01.2022**

Ms. Neeraj Gautam, Architectural Executive briefed the facts about the project through video conferencing. Corrections in the online DPI are still pending. The approvals of fire scheme, service plans and estimates, environmental clearance, airport height clearance, tree cutting permission, power line shifting NOC and HUDA construction water NOC are applied in the respective departments and the final approvals are still awaited.

By the order of the authority, the promoter is directed to attend the deficiencies before the next date of hearing.

The matter to come up on 07.02.2022

**Proceedings dated 07.02.2022**

Ms. Neeraj Gautam, Architectural Executive briefed the facts about the project.

Sh. Virender Verma (Director) and Sh. Parveen Kumar (AR) are present on behalf of the promoter.

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The approvals of fire scheme, service plans and estimates, environmental clearance, airport height clearance, tree cutting permission, power line shifting NOC and HUDA construction water NOC are applied in the respective departments and the final approvals are still awaited.

The promoter is directed to submit the hard copy of corrected online DPI along with other deficit documents in the authority before the next date of hearing on 14.02.2022.

**Proceedings dated 14.02.2022**

Ms. Neeraj Gautam, Architectural Executive briefed the facts about the project.

Sh. Parveen Kumar (AR) is present on behalf of the promoter. The promoter is directed to submit the deficit documents in the authority before the next date of hearing.

The matter to come up on 21.02.2022

**Documents submitted on 14.02.2022**

1. Airport Height Clearance
2. HUDA construction water NOC
3. Revised BBA

**14. Deficit documents**

1. Environmental clearance needs to be submitted.  
**Status: Applied on 07.01.2022**
2. Fire scheme approval along with sanction letter needs to be submitted.  
**Status: Applied on 05.01.2022**
3. Copy of approved service plans and estimates along with the sanction letter from DTCP, Haryana needs to be submitted.  
**Status: Applied on 05.01.2022**
4. Tree cutting permission needs to be submitted.  
**Status: Applied on 25.01.2022**
5. Power line shifting NOC needs to be submitted.  
**Status: Applied on 21.01.2022**

  
**Associate Architectural Executive**



Project  
Promoter

Rama Homes  
M/s Kiwi Land & Housing Pvt. Ltd.

<b>Day and Date of hearing</b>		Monday and 21.02.2022		
<b>Proceeding recorded by</b>		Sh. Ram Niwas		
<b>REPRESENTED THROUGH</b>				
Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Virender Verma	Director	9354804344	kiwihousing@gmail.com
2.	Parveen Kumar	AR	9354804344	kiwihousing@gmail.com
<b>PROCEEDINGS OF THE DAY</b>				
<p>Proceedings dated 21.02.2022</p> <p>Ms. Neeraj Gautam, Architectural Executive briefed the facts about the project.</p> <p>Sh. Virender Verma (Director) and Parveen Kumar (AR) are present on behalf of the promoter. The promoter has submitted the hard copy of corrected online DPI in the authority today. The promoter has applied for the approvals of fire scheme, service plans and estimates, tree cutting permission, power line shifting NOC and environmental clearance in the concerned departments and the final approvals are still awaited.</p> <p>The authority has decided to grant registration to the promoter subject to the submission of tree cutting permission and power line shifting NOC within two months from the date of grant of registration and environmental clearance, approved fire scheme and approved service plans and estimates within three months from the date of grant of registration.</p> <p>The promoter shall submit a bank guarantee of Rs 10 lakhs on account of approved fire scheme and Rs. 10 lakhs on account of approved service plans and estimates within seven days from the date of grant of registration. This bank guarantee shall be forfeited in case the approved fire scheme and approved service plans and estimates are not submitted in the authority within three months from the date of grant of registration.</p>				

V.K. Goyal  
(Member)

Dr. K.K. Khandelwal  
(Chairman)

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