

Hearing brief for project registration u/s 4

S.No	Particulars	Details		
1.	Name of the project	Vedattam		
2.	Name of the promoter	M/s SPJ Properties Pvt Ltd		
3.	Nature of the project	Commercial Colony		
4.	Location of the project	Sector- 14, Gurugram		
5.	Legal capacity to act as a promoter	License Holder		
6.	Name of license holder	M/s SPJ Properties Pvt Ltd		
7.	Status of project	New		
8.	Whether registration applied for whole/phase	Whole Project		
9.	Online application ID	RERA-GRG-PROJ-1735-2024		
10.	License no.	101 of 2024 dated 29.07.2024		valid upto 28.07.2029
11.	Total licensed area	4.15625 acres	Area to be registered	4.15625 acres
12.	DD amount	Rs 5,00,000/- Rs 2,94,500/-		
	DD no. and date	545155 dated 03.09.2024 545156 dated 03.09.2024		
	Name of the bank issuing	PNB Bank		
	Deficient amount	Not calculated as BR-III not submitted		
13.	File Status	Date		
	File received on	04.09.2024		
	First hearing on	30.09.2024		
14.	Case History:- The promoter M/s SPJ Properties Pvt Ltd who is a license holder had applied for the registration of real estate project commercial colony namely “Vedattam” located at Sector-14, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 78397 dated 04.09.2024 and RPIN-792. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1735-2024. The project area for registration is same as that of the licensed area i.e., 4.15625 acres. License no – 101 of 2024 dated 29.07.2024 valid up to 28.07.2029. The application for registration was scrutinized and it is found that the approval of building plans (BR-III) is not available in the file submitted by the promoter. Therefore, in the absence of approved BR-III, the registration fee and processing fee cannot be calculated and the			

subsequent approval like Fire scheme, Service plan & estimates etc. can also not even be applied. Keeping in view the above, it was proposed that the application submitted by the promoter along with DDs may be returned with the direction to submit the file after obtaining the approval of building plans and the same was approved by the authority. Hence the application of the promoter may be returned.	 (Sumeet) Engineering Officer
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Day and Date of hearing	Monday and 30.09.2024
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

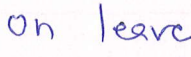
Proceedings dated: 30.09.2024

Sh. Sumeet, Engineering Officer briefed about the facts of the project.

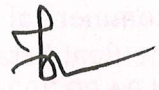
Sh. Himanshu Gupta (AR) is present on behalf of the promoter.

The project is already registered by Regn. No 02 of 2024 dated 08.01.2024 for development of commercial plotted colony and now for the same land, the promoter is proposing to seek a new registration for development of integrated commercial colony. In this regard the AR of the promoter states that the earlier license granted by DTCP for development of commercial plotted colony has been migrated to new license for development of commercial integrated colony for which they have applied for fresh registration. However, as per the application submitted by the promoter for fresh registration, the building plans are not approved till date.

Therefore, in the absence of approved building plans the file cannot be processed and hence the application of the promoter is returned.


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar)
Chairman, HARERA