



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

PROCEEDINGS OF THE DAY

Day and Date	Tuesday and 17.08.2020
Subject	Project Hearing
RPIN	248
Project	AIPL Joy Gallery
Promoter	M/s Advance India Projects Ltd.
Represented through online	Sh. Nishit Khandelwal, CFO
Proceeding recorded by	Sh. Ashish Kush, Planning Executive

Subject: Project hearing regarding the registration of project "AIPL Joy Gallery" at Sector 66, Gurugram developed by M/s Advance India Projects Ltd.

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The Promoter submit the copy of meeting of SIEAA dated 22.07.2020 for environmental clearance and a copy of communication of service plan and estimates send to DTCP by HSVP. Fire scheme approval to be submitted.

It is pertinent to note here that neither building plans were approved under the said license nor any development work was undertaken at the project land till 1st May, 2017. The building plan was approved vide ZP-572/SD(DK)/2020/8094 dated 14.05.2020.

The matter was referred to the committee relating to the representation by promoter for non-applicability of late fee. It is submitted that the Project Land was granted benefit under Transit Oriented Development Policy and accordingly, Revised Zoning Plan was issued vide Drg. No. DTCP-7386 dated 02.03.2020 as per which the FAR on the Project Land was increased from 175% to 350%.

But the license was granted before 1st May, 2017, as the project is ongoing. The Authority has decided to impose the late fee on the FAR 175% i.e 16,42,692/-

The Authority decided to grant the registration certificate on the condition that the promoter shall submit the approved Service estimates and plans within 3 months otherwise penal proceedings may be initiated.

Subhash Chander Kush
(Member)

Samir Kumar
(Member)

Dr. K.K. Khandelwal
(Chairman)