

Project Name: "Amangani" situated in Sector-25, Rewari being developed by Urban Land Management Pvt. Ltd.

Date of Consideration of the application: 14.05.2018.

Quorum: Chairman and both Members of the Authority.

This is an application for setting up of a Group Housing Colony on land measuring 15.265 acres. Two Licenses i.e. License No. 116 of 2008 for an area measuring 12.94 acres was granted to Bhakti Buildwell Pvt. Ltd. which is valid upto 30.05.2018. Subsequently, license No. 22 of 2014 was granted to Jai Buildwell Pvt. Ltd. for land measuring 2.325 acres which is valid upto 10.06.2019. Since the validity of license No. 116 of 2008 is upto 30.05.2018 the same may be got revalidated.

This application for registration, however, has been filed by M/S Urban Land Management Pvt.Ltd. The applicant and the licensee have applied to the Town & Country Planning Department for changing of beneficiary right in favour of the applicant. According to the applicant an in-principal approval has been granted by the department. The formal approval however is awaited.

The money to be collected from entire project is Rs.400 crores. The project comprises of 797 apartments out of which 120 are EWS units. 295 units have already been sold against which an amount of Rs.110 crores stands collected. According to the applicant 182 crores have been invested in the project. The applicant has shown that the various phases of the project will be completed between the years 2018-2019.

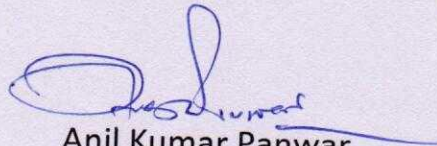
The Authority after consideration decided to seek following information from the applicant:-

- (i) Since 295 apartments have been sold and the allottees of those apartments are waiting for delivery of the possession. A plan of action for completion and delivery of 295 allotted apartments should be furnished by the applicant. The schedule of completion of 295 apartments should be placed before the allottees and there-after submitted to the Authority. The completion schedule in respect of 295 apartments will be incorporated in the Certificate of Registration.
- (ii) The plan of action of completion of the infrastructure in the project including water supply, sewerage system, drainage system, electricity supply, road network etc. should be submitted along with the cost of laying these services and the quarterly expenditure proposed to be incurred upto the projected date of completion of the project.
- (iii) The Authority is in the process of further revising Performa REP-I (Part-C) which may be sent to the applicant for furnishing the information for facilitating expeditious processing of his application.
- (iv) In his letter dated 4th May, 2018 the applicant has stated that they will get the revised building plans approved from the Director, Town & Country Planning Department by 25.5.2018. The applicant is accordingly granted time upto 4th of June, 2018 to furnish all the requisite information where-after the application will be processed further.

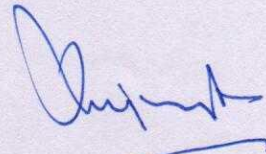
(v) In Part B of REP-I under head 8 it has been mentioned that 30 crores have been sanctioned by the bank for completion of the project. It may be informed against which asset or part of licensed land this loan has been got sanctioned from the bank and condition thereof. The final approval of the department for transfer of development rights may be submitted to the Authority before issuance of registration certificate against this project. The applicant in form REP-I (Part-E) has indicated in column 2 that service plan/estimates have already reached the office of Director, Town & Country Planning Department and he has further mentioned in column 3 that revised estimates will be further submitted on ^{1st} June, 2018. The applicant shall submit as to what necessity he has apprehended for further revision of the plan after the earlier one has already reached the office of Director, Town & Country Planning. The Authority granted 3 weeks time to fill reply after which the matter be placed before the Authority.



Dilbag Singh Sihag
Member



Anil Kumar Panwar
Member



Rajan Gupta
Chairman