



**AGENDA OF THE MEETING**

**DATED: 03.09.2019**

<b>ITEM NO.</b>		
<b>SUBJECT</b>	Application for registration of project " <b>The Elite Residences/ Express Heights</b> " in Sector-99, Gurugram being developed by <b>M/s Pareena Infrastructures Pvt. Ltd.</b>	
<b>APPLICATION DETAILS</b>		
1.	<b>Application for registration</b> (for whole project/ phase)	Phase
2.	<b>Name of the project/phase</b> (if phase is to be registered)	The Elite Residences/ Express Heights
3.	<b>(a) Total licensed area of the project</b>	13.32 Acres
	<b>(b) Area applied for registration</b>	4.741 Acres
4.	<b>Location of the project</b> (location of the project is to give as phase is part of the project even if phase is to be registered)	Sector 99, Gurugram
5.	<b>Status of the project</b> (status of the project is to be given not of the phase even if phase is to be registered) (New/ Ongoing) Definition of ongoing project as provided in rule 2(o) <sup>1</sup>	Ongoing
6.	<b>Planning area</b>	Gurgaon - Manesar Urban Complex - 2031 A.D.
<b>CASE HISTORY</b>		
<b>Sr. No.</b>	<b>File status</b>	<b>Date</b>
1.	<b>Application for registration received on</b>	08.07.2019

<sup>1</sup> "on-going project" means a project for which a license was issued for the development under the Haryana Development and Regulation of Urban Area Act, 1975 on or before the 1<sup>st</sup> May, 2017 and where development works were yet to be completed on the said date



2.	Deficiencies Conveyed on	19.07.2019
3.	Next date of hearing on	05.08.2019
4.	Online deficiencies corrected on	06.08.2019

**DETAILS**

**DETAILS OF THE PROJECT PROMOTER**

The application under section 4 of the Real Estate (Regulation & Development) Act, 2016, has been received in the authority for registration of real estate project/phase (whichever is applicable) having following details:

1.	Name of the applicant-promoter	Pareena Infrastructures Pvt. Ltd.
2.	Legal capacity to act as applicant promoter	JDR Holder
3.	Status of the promoter	Company
4.	Registered address	Flat no 02, Palm Apartments, Plot no 13B, Sector-06, Dwarka, New Delhi-110075

**PROJECT AND FEE DETAILS**

1.	<b>Details of the project (as a whole)</b>		
	<b>Sr. No.</b>	<b>Particulars</b>	
		<b>Details</b>	
	1.	Name of the project	The Elite Residences/ Express Heights
	2.	Location of the project	Sector 99, Gurugram
	3.	(a) Whether project is to be implemented in one go or in phases	Phases
		(b) No. of Phases	3
	4.	Licence no. and date of validity	70 of 2011 valid upto 21.07.2019 82 of 2012 valid upto 26.08.2020
	5.	Total licensed area of the project	(12.031+1.289) =13.32 Acres
	6.	Area for registration	4.741 Acres
	7.	Nature of the project	Group Housing
	8.	Name of the license holder	Shivnandan Buildtech Pvt. Ltd.



	9.	Name of the collaborator (if any)	Pareena Infrastructures Pvt. Ltd.	
2.	<b>Details of the phase to be registered -</b>			
	<b>Sr. No.</b>	<b>Particulars</b>	<b>Details</b>	
	1.	Name of the phase to be registered	The Elite Residences/ Express Heights	
	2.	Phase no. for which registration applied	1	
	3.	Area of phase for registration	4.741 acres	
	4.	Nature of the phase	Group Housing	
3.	<b>Fee details</b>			
	1.	Fee details		
	(a)	Registration fee	5,69,064/-	
	(b)	Late fee	5,69,064/-	
	(c)	Processing fee	3,24,253/-	
	(d)	Total	14,62,381/-	
	(e)	Deficient amount	Nil	
	2.	DD Details		
	(a)	DD amount	(1) ₹ 2,83,300/- (2) ₹ 3,23,700/- (3) ₹ 5,24,681/- (4) ₹ 3,30,700/-	
	(b)	DD no. and date	(1) 007587 dated 03.07.2019 (2) 458743 dated 03.08.2017 (3) 007659 dated 05.08.2019 (4) 007660 dated 06.08.2019	
(c)	Name of the bank issuing	IDBI Bank IndusInd Bank IDBI Bank IDBI Bank		
<b>ONLINE APPLICATION SCRUTINY</b>				
1.	<b>Whether the applicant has applied for the registration on official website of the Haryana Real Estate Regulatory Authority, Gurugram.</b>		<b>YES</b>	<b>NO</b>
			√	



2.	Unique no. generated online	RERA-GRG-PROJ-266-2019.	
3.	Whether the hard copy of the online application REP-I authenticated by promoter?	YES	NO
		√	
4.	The status of mandatory plans to be uploaded online before registration is as under:		
	<b>Sr. No.</b>	<b>List of plans</b>	<b>Tick if provided</b>
			<b>Date of upload document</b>
	1.	Layout plan	√
	2.	Demarcation plan	√
	3.	Zoning plan	√
	4.	Building plans includes following	
	4.1	Site plan	√
	4.2	Floor plan	√
	4.3	Apartment plans	√
	4.4	Elevation section	√
	4.5	X-section plan	√
	4.6	Structural plan	X
	4.7	Parking plan	√
	5.	Service plans and estimates	
	5.1	Roads and pavement plan	√
	5.2	Electricity supply plan	X
	5.3	Water supply plan	√
	5.4	Sewerage plan	√
	5.5	Solid waste management plan	X
	5.6	Storm water drainage plan	√
	5.7	Street light plan	X
	5.9	Landscape plan	√
	5.9	10% land transferred to the govt. for community facility	NA



	5.10	Copy of super imposed demarcation plan on the approved layout plan	√	
<p><b>Note:</b> Sr. no. 5.1 to 5.10 are part of the service plans and estimates submitted by the promoter to the competent authority for approval. Till approval is received the promoter should upload above plans as prepared by him and submitted to competent authority for approval. As and when approval is received the copy of the approved plan be uploaded online.</p>				
<b>5.</b>	<b>The status of mandatory documents to be uploaded online before registration is as under:</b>			
	<b>Sr. No.</b>	<b>List of documents</b>	<b>Tick if provided</b>	<b>Date of upload document</b>
	1.	Copy of license along with schedule of land	√	
	2.	Documents relating to the entry of license and collaboration agreement in the revenue record	√	
	3.	Non-default certificate from a chartered accountant	√	
	4.	Cash flow statement of the proposed project	√	
	5.	Certificate from a chartered accountant certifying that the information provided by the applicant in form REP-1 is correct as per the books of accounts/balance sheet of the applicant	√	
<b>6.</b>	<b>The documents uploaded online have been checked and same are found in order.</b>		Checked but not in order	
<b>7.</b>	<b>The hard copy of online application i.e. REP-I (Part A-H) is in the proper format and all required details have been provided.</b>		YES	
<b>8.</b>	<b>Following are the deficiencies in the online application form:</b>			
	<b>Sr. No.</b>	<b>Status of deficiencies in online application</b>		
	1.	Online deficiencies have been corrected on 06.08.2019.		
<b>DETAILED PROJECT INFORMATION: SCRUTINY</b>				
<b>9.</b>	<b>One set of DPI in the proper format has been received and checked. All the necessary details have been provided and found to be in order. DPI along with annexures is placed before the authority for consideration.</b>			
<b>10.</b>	<b>Details of statutory approvals.</b>			





**10.1 Statutory approvals required prior to registration**

Sr. No.	Particulars	Approval no.	Date	Valid upto	Remarks
1.	License approval	70 of 2011	22.07.2011	21.07.2019	Expired
		82 of 2012	27.08.2012	26.08.2020	
2.	Zoning plan approval	3370	27.08.2012		
3.	Building plan / site plan approval	ZP-742/JD(BS)/2011/19888	29.12.2011		
		ZP-742/AD(RA)/2017/15720	07.07.2017	06.07.2022	
4.	Environment Clearance approval	SEIAA/HR/2013/1527	24.12.2013	23.12.2020	

**Note:** In case of affordable housing environmental clearance is to be obtained within the years of license and before start of construction.


**10.2 Approvals either applied for or obtained prior to registration.** (These approvals if applied be obtained within three months of issue of registration certificate. After approval intimation, be given to the authority and online updation be done.)

1.	Airport clearance height	PALM/NO RTH/B/051618/306976	16.05.2018		
2.	Fire scheme approval	FS/2018/4	16.07.2018		
3.	Service plan estimates approval	LC-2488/Astt t(AK)/2019/14683	21.06.2019		
4.	Electrical load availability connection	Ch-SE/C/SOL-570			

**10.3 Mandatory approvals if applicable and required before construction can be started.** (These may be either applied or obtained prior to registration. The



		applied permissions be obtained within three months of issue of registration certificate.)			
		1.	Forest NOC	1330-G	21.11.2011
		2.	Natural conservation zone NOC	NA	NA
		3.	Tree cutting permission from DFO NOC	NA	NA
		4.	Forest land diversion	NA	NA
		5.	Power Line shifting NOC	NA	NA
<b>11.</b>	<b>(a)</b>	<b>Additional scrutiny and verification by Planning Executive</b>			
		<b>Sr. No.</b>	<b>Description</b>	<b>Scrutiny</b>	
		1.	Land title of the project – whether title deeds, mutation, jamabandi and aks-shijra duly certified by revenue officer six months prior to date of application are attached.	YES	
		2.	License validity – if expired, whether renewal application submitted to DTCP along with payment of requisite fee	Expired (EDC/IDCV Paid)	
		3.	In case promoter is other than licensee – confirm collaboration/ development agreement as below: -		
		3.1	Collaboration agreement – registered or not	NA	
		3.2	Whether it is irrevocable	NA	
		3.3	Whether it provides marketing right to developer	NA	
		3.4	Verify and report – any other restricting clause in such agreement	NA	
		4.	Whether beneficiary interest permission in favor of promoter – approved by DTCP is attached.	NA	
		5.	Whether non-encumbrance certificate issued by tehsildar/ revenue officer is submitted.	NA	

	6.	In case of encumbrance whether prescribed form filed with registrar of companies for creation of charge	ROC given
	7.	Whether the land title search report is in order	YES
	8.	Whether permission for phase has been obtained from DTCP Haryana	YES
	<b>(b)</b>	<b>Comments of Planning Executive</b>	
	<b>Sr. No.</b>	<b>Deficiencies/Observations</b>	
	1.	All deficiencies are removed.	
			 <b>Planning Executive</b>
<b>12.</b>	<b>Scrutiny by Chartered Accountant</b>		
		<b>Description</b>	<b>Scrutiny</b>
	<b>Part - A - Project proponents</b>		
	1.	Check company incorporation and object clause in memorandum & articles of association	OK
	2.	In case of change in name of entity, whether previous incorporation certificate/ identity document is attached	NA
	3.	Whether director's information as required alongwith supporting documents like address proof, PAN card, passport, etc. are attached?	Provided, OK
	<b>Part - C - Project details</b>		
	4.	In case land is encumbered, whether requisite charge is created in favor of lender? (Copy of form filed with ROC to be attached along with sanction letter of lender)	Form filed with ROC against charge created in favour of lender is provided.
	5.	Whether supporting documents for land cost are attached?	Sale deeds Provided
	6.	Whether infrastructure cost as mentioned is in line with supporting documents?	Supporting documents for infrastructure cost not provided
	7.	Whether financial resources to meet the project cost are properly mentioned?	YES





8.	Whether all particulars in section are properly filled in and provided?	OK
<b>Part - F - Project cost/ sale proceeds details</b>		
9.	Whether all supporting documents for project cost are submitted?	NO
10.	Whether project report and supporting costing documents for internal development work are provided?	Project report submitted.
11.	Whether construction cost & other details as mentioned are in line with details in other sections?	NO
<b>PART - I - Separate bank account of project</b>		
12.	Whether the board resolution duly acknowledged by bank for operation of bank account is submitted properly specifying same to be 70% collection account as per RERA rules.	YES
13.	Whether details of all authorized signatories to operate the bank account are properly mentioned in prescribed format and required documents are submitted for same	Details of only one signatory provided
<b>Part - J - Quarterly schedule of physical and financial progress</b>		
14.	Whether the financials details in summary sheet are properly filled in and duly authenticated?	YES
15.	Verify quarterly expenditure statement till end of project and ensure that all cost elements are captured therein	OK
16.	Verify quarterly source of funds till end of project and ensure that there is no inconsistency in same with summary details provided in section	OK
17.	Verify that sale numbers are matching with summary details in prescribed form	NA
18.	Verify net cash flow statement to ensure that it remains positive till end of project	OK
19.	Whether CA certificate for non-default in payment of debt obligations is provided	OK
20.	Verify financial statements for last three years of promoter and check for repayment of financial obligations, statutory dues. Any other adverse	As per balance sheet there were no outstanding statutory dues on company as on 31/03/2018



		financial position as observed from financial statements is to be highlighted.	
21.	Net worth of promoter (as per latest balance sheet)	INR 18.56 Cr as on 31/3/2018	
<b>Part - K - Additional details in case of ongoing project</b>			
22.	Whether financial and inventory details are verified by CA and CA certificate is issued in prescribed format?	Provided, however inventory valuation not certified	
23.	<b>Comments of Chartered Accountant</b>		
	<b>Sr. No.</b>	<b>Deficiencies/Observations</b>	
	1.	All deficiencies are removed.	
			<b>Chartered Accountant</b>
<b>13.</b>	<b>Scrutiny by Legal Executive</b>		
	<b>Sr. No.</b>	<b>Description</b>	<b>Scrutiny</b>
	1.	Whether the collaboration agreement is registered?	NA
	2.	Whether the collaboration agreement is irrevocable?	NA
	3.	Whether the land mentioned in the collaboration agreement is same as mentioned in the license?	NA
	4.	Whether the fact that project land licensed and bonded for setting up of a colony has been informed to the revenue department for entry in the record of ownership?	NO
	5.	Whether collaboration agreement gives right to develop, marketing, raising funds and allotment of real estate in totality?	NA
	6.	Whether the sale agreement with the buyer by the beneficial interest permission holder i.e. promoter is entered into with the concurrence and signatures of licensee and collaborator (if any)?	NO
	<b>S.no</b>	<b>Comments</b>	
	1.	All deficiencies are removed.	



Legal Executive

**14. Conditions to be incorporated in the registration certificate:**

1. The promoter shall strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Haryana Real Estate (Regulation and Development) Rules, 2017 and the Haryana Real Estate Regulatory Authority, Gurugram (Registration of Projects) Regulations, 2018, and all such other regulations, orders, decisions and directions that may be issued by the authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.
2. The promoter shall strictly abide by the declaration made in the form REP-II
3. The promoter apart from the price of the apartments calculate for carpet area shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.
4. The promoter will not raise any loan against the project without prior approval of the authority.
5. The promoter shall create his own website within a period of one month containing information as mandated under regulation 14 of the Haryana Real Estate Regulatory Authority, Gurugram (Registration of Projects) Regulations, 2018 and update the same periodically but not later than every quarter, including the information relating to apartments sold/booked and expenditure made in the project.
6. A copy of the brochure and each advertisement(s) shall be submitted to the authority immediately after publication.
7. The promoter shall enter into an agreement for sale with the allottees as prescribed by the Government. Application form, allotment letter and conveyance deed shall be in format as specified in regulations and the necessary details shall also be incorporated by the promoter. Builder Buyer Agreement shall also be as prescribed in the Haryana Real Estate (Regulation and Development) Rules, 2017. The promoter shall also adopt and strictly abide by the model agreement for sale as provided in rule 8 of the RERA Rules dated 28.07.2017.
8. The applied phase for registration has to be connected with all facilities/services and it should be standalone part of the project qualified to obtain occupation certificate independently.
9. The promoter shall not mortgage or create a charge on any apartment, plot or building, as the case may be, and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, it shall not affect the right and interest of the allottee who has taken or agreed to take such apartment, plot or building.
10. The promoter shall strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Haryana Real Estate (Regulation and



Development) Rules, 2017 and the Haryana Real Estate Regulatory Authority, Gurugram (Registration of Projects) Regulations, 2018, and all such other regulations, orders, decisions and directions that may be issued by the authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.

**15. Additional Conditions**

1. The promoter shall be directed to get the License no 70 of 2011 renewed within 90 days of issue of registration certificate otherwise penal proceedings may initiated.

**DECISION OF THE AUTHORITY**

In continuation to Proceedings dated 08.08.2019. The promoter M/s Pareena Infrastructures Pvt. Ltd. (who is having JDR permission from DTCP, Haryana for an area measuring 4.741 acres in License no 70 of 2011 and License 82 of 2012 for a total area 13.32 acres located in Sector-99, Gurugram). During scrutiny of the registration application it was observed that the total license area measuring 13.32 acres (License no 70 of 2011 and License no 82 of 2012) has been allowed by DTCP, Haryana to be developed in three parts viz

- (1) M/s Cosmos Infra Engineering (5.448 acres)
- (2) M/s Pareena Infrastructure Pvt. Ltd. (4.741 acres)
- (3) M/s Lotus Realtech Pvt. Ltd. (3.110 acres)

From perusal of building plan approval by DTCP, Haryana on 07.07.2017 indicating the areas proposed to be developed by all three developers. It was observed that the area of M/s Pareena Infrastructures Pvt. Ltd. is not having direct approach from the service road 24m wide along 150m wide Dwarka Expressway. Therefore the developer was directed to clarify the proposed approach from public service road.

Now the promoter has submitted an undertaking on non-judicial stamp paper from M/s Shivnandan Buildtech Pvt. Ltd. who is the original licensee, stating there is an under:-

- (1) That we shall be responsible for compliance of all terms and conditions of license and provisions of Act/Rules and abide by all the terms and conditions and agreements executed at the time of grant of license till the final completion of the colony is granted.
- (2) That we undertake that in case of advertisement for the sale of flats, the name of the licensee must be prominently displayed.
- (3) That we undertake to abide by the provisions of Act/Rules and all the directions that may be given by the DTCP in connection with the above said licenses.
- (4) That we undertake to settle all the pending/outstanding issued, if any, in respect of all the existing as well as prospective allottees.
- (5) That we undertake that notwithstanding the assignment of Joint development rights and/or marketing rights to a third-party agency, for either entire or part of the colony, the developer shall continue to be solely responsible for compliance of provisions of the Act/Rules as well as terms and conditions of the License.
- (6) That we undertake that we will be liable to pay all outstanding dues on account of EDC and interest thereon, if any, in future, as directed by the DTCP.
- (7) That we undertake to complete all common all common amenities & facilities to be provided to the flat buyers.



As per the above under M/s Shivnandan Buildtech Pvt. Ltd. has undertaken to complete all common amenities and facilities within the licensed area.

In addition to the above, the other developer M/s Cosmos Infra Engineering (5.448 acres) has also applied in this authority for registration of his area which is a part of approach shown for the total license area as per approved Building Plans. Since the project area of M/s Pareena Infrastructures Pvt. Ltd. is in the continuity of M/s Cosmos Infra Engineering and M/s Shivnandan Buildtech Pvt. Ltd. (Original Licensee) has submitted undertaking of provision of services, amenities and facilities within the total licensed area.

Therefore the request of present application for registration certificate may be granted.

Therefore the earlier objection of independent approach to area of M/s Pareena shall be overruled and sorted out.

The area for registration of this project is proportionate area in the share of the promoter. There is no division of area but allocation of FAR individually by the 3 BIP holders. The project is near completion & there is no question of dispute about the construction of tower where apartment belongs two BIP holders. The BIP has been obtained for their proportionate area without any division of the area but allocation of FAR as stated above. IDW shall be carried out by the license holder. The work is being carried out on the site. The promoter has given undertaking that before handing over the IDW shall be completed. Accordingly as per the allocation of FAR i.e 32,332.67 sq mtrs residential and 92.64 sq mtrs commercial notionally 4.741 acres. Details of tower: Tower C- 4 flats on each floor i.e 52 in total, Tower A- 8 flats on each floor i.e 104 in total, Tower J- 4 flats on each floor i.e 40 in total, Tower K- 4 flats on each floor i.e 40 in total. Total no. of flats=236.

*Shy*  
*23/9/19*  
**Sh. Subhash Chander Kush**  
Member, HARERA, Gurugram

*Shy*  
**Sh. Sameer Kumar**  
Member, HARERA, Gurugram

*[Signature]*  
**Dr. Krishana Kumar Khandelwal**  
Chairman, HARERA, Gurugram

*The promoter was given personal hearing to clarify certain facts. Keeping in view of the explanation the authority decided to confirm the Registration Certificate.*

*[Signature]*  
*25.9.19*

*[Signature]*  
*25.9.19*





**STATUS OF NECESSARY DOCUMENTS ANNEXED WITH THE DPI**

**FOLDER - A**

<b>1. License related documents</b>			
<b>Sr. No.</b>	<b>List of documents</b>	<b>Tick mark if provided</b>	<b>Remarks</b>
1.	License with renewal copies, if any	√	
2.	LOI	√	
3.	LC-IV	√	
4.	BIP/COD (if applicable)	√	
5.	Collaboration agreement (if applicable)	NA	
6.	Sale deed	√	
7.	Mutation copy	√	
8.	Jamabandi copy	√	
9.	Aks-shajra	√	
10.	Land title search report	√	
11.	Non-encumbrance certificate /ROC	ROC given	
12.	Project report	√	
<b>2. Statutory approvals</b>			
<b>Sr. No.</b>	<b>Documents</b>	<b>Tick mark if provided</b>	<b>Remarks</b>
1.	Environment clearance approval	√	
2.	Airport height clearance	√	
3.	Fire scheme approval	√	
4.	Building plan approval letter (BR-III)	√	
5.	Service plan and estimates approval/ sanction letter	√	
6.	Electrical load availability connection	√	
7.	Forest NOC	√	
8.	Natural conservation zone NOC	NA	
9.	Tree cutting permission/ NOC	NA	
10.	Forest land diversion	NA	



	11.	Power line shifting NOC	NA	
<b>3.</b>	<b>Financial documents</b>			
	<b>Sr. No.</b>	<b>Documents</b>	<b>Tick mark if provided</b>	<b>Remarks</b>
	1.	CA certificate for non-default in payment of debts and liabilities as on date in the given format	√	
	2.	Copy of annual report of last three financial years	√	
	3.	Copy of approval letter obtained from banks for home loan tie-up	√	(Five Banks)
	4.	Details of assets mortgaged/charged to the bank	√	(ROC letter)
<b>4.</b>	<b>Separate bank account documents</b>			
	<b>Sr. No.</b>	<b>Documents</b>	<b>Tick mark if provided</b>	<b>Remarks</b>
	1.	Copy of PAN Card of the account holder	√	
	2.	Copy of address proof of the person operating the account	√	
	3.	Copy of Aadhaar Card of the person operating the account	√	
	4.	Copy of Board Resolution for authorizing bank account operation	√	
<b>5.</b>	<b>Registration fee documents</b>			
	<b>Sr. No.</b>	<b>Documents</b>	<b>Tick mark if provided</b>	<b>Remarks</b>
	1.	Copy of demand draft/banker's cheque submitted earlier	√	
	2.	Copy of demand draft/banker's cheque for deficit fee	X	
<b>6.</b>	<b>Allottee related draft documents</b>			
	<b>A.</b>	<b>New Allottees</b>		
		<b>Sr. No.</b>	<b>Document</b>	<b>Tick mark if provided</b>
		1.	Application form	√
				Remarks
				As specified by the authority

	2.	Allotment letter	√	As specified by the authority
	3.	Builder buyer agreement	√	As prescribed in the Haryana Real Estate (Regulation and Development) Rules, 2017/ additional details to be incorporated if specified by the authority
	4.	Conveyance deed	√	As specified by the authority
	5.	Payment receipt	√	As specified by the authority
<b>B. Existing Allottees</b>				
	<b>Sr. No.</b>	<b>Documents</b>	<b>Tick mark if provided</b>	<b>Remarks</b>
	1.	Copy of the draft allotment by which the apartments have been allotted/booked in favour of the apartment buyers	√	
	2.	Copy of the draft agreement for sale which has been made.	√	
	3.	Copy of the draft conveyance deed executed	NA	
	4.	Copy of performa for application form	√	
	5.	Payment receipt	√	
<b>7. Additional documents in case of ongoing projects</b>				
	<b>Sr. No.</b>	<b>Documents</b>	<b>Tick mark if provided</b>	<b>Remarks</b>
	1.	CA certificate for financial and inventory details in respect of ongoing project	√	
<b>FOLDER - B</b>				
<b>1. Various plans to be annexed</b>				
	<b>Sr. No.</b>	<b>List of plans</b>	<b>Tick mark if provided</b>	<b>Remarks</b>

1.	Layout plan	√	
2.	Demarcation plan	√	
3.	Zoning plan	√	
4.	Building plans including following	√	
4.1	Site plan	√	
4.2	Floor plan	√	
4.3	Apartment plans	√	
4.4	Elevation plan	√	
4.5	X-section plan	√	
4.6	Structural plan	X	
4.7	Parking plan	√	
5.	Service plans and estimates	√	
5.1	Roads and pavement plan	√	
5.2	Electricity supply plan	X	
5.3	Water supply plan	√	
5.4	Sewerage plan	√	
5.5	Solid waste management plan	X	
5.6	Storm water drainage plan	√	
5.7	Street light plan	X	
5.8	Landscape plan	√	
5.9	10% land transferred to the govt. for community facility (if applicable)	NA	
5.10	Copy of superimposed demarcation plan on approve the layout plan	√	
6.	PERT Chart/ project progress chart	√	

