

PROJECT HEARING BRIEF				
SNo.	Particulars	Details		
1.	Name of the project	Central Avenue		
2.	Name of the promotor	M/s GLS Infraprojects Pvt Ltd.		
3.	Nature of the project	Affordable Group Housing colony		
4.	Location of the project	Revenue Estates of Village Wajirpur, Sector-92, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the license holder	Sh. Omprakash Rathi S/o Bharat Singh & M/S GLS Infraprojects Pvt. Ltd.		
7.	Whether registration applied for whole	Applied for registration for the whole project.		
8.	Status	Ongoing		
9.	Online Application ID	RERA-GRG-1076-2022		
10.	Date of completion of project as per REP-II	17.11.2026		
11.	License no.	98 of 2021 dated 18.11.2021	Valid up to 17.11.2026	
12.	Total licensed area	1.10625 Acres	Area to be registered	1.10625 Acres
13.	Statutory approvals either applied for or obtained prior to registration			
	S.No.	Particulars	Date of approval	Validity up to
	i)	License Approval	18.11.2021	17.11.2026
	ii)	Zoning Plan Approval	22.11.2021	
	iii)	Building plan approval	28.07.2022	27.07.2027
	iv)	Environmental Clearance	Applied on 28.05.2022	
	v)	Airport height clearance	Not applicable as per the color coded zoning map submitted by the promoter.	
	vi)	Fire scheme approval	Applied on 15.06.2022	



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	vii)	Service plan and estimate approval	Not submitted
	viii)	Electricity load availability connection	22.03.2022
14.	File Status		Date
		Project received on	24.06.2022
		First notice sent on	18.07.2022
		First reply submitted on	21.07.2022
		First hearing on	25.07.2022
		Second hearing on	27.07.2022
		Second reply submitted on	01.08.2022
15.	Case History - An application regarding registration of affordable group housing colony namely "Central Avenue" situated at Sector-92, Gurugram, Haryana being developed by M/s GLS Infraprojects Pvt. Ltd. was submitted on 24.06.2022 under section 4 of Real Estate (Regulation and Development), Act 2016. This application for registration falls under license no.98 of 2021 for area admeasuring 1.10625 acres dated 18.11.2021 valid up to 17.11.2026 being issued in Sh. Omprakash Rathi S/o Bharat Singh & M/S GLS Infraprojects Pvt. Ltd. in collaboration with M/s GLS Infraprojects Pvt. Ltd. by DTCP, Haryana. The current application pertains to 162 dwelling units and a commercial block being developed by M/s GLS Infraprojects Pvt Ltd. On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/475 dated 18.07.2022. The promoter was directed to remove the deficiencies/ observations and given an opportunity of hearing on 25.07.2022. The promoter has submitted the reply dated 21.07.2022 which was scrutinized, the following documents are still pending which are mentioned below: - Proceedings dated 25.07.2022 Due to the administrative work of the authority, the matter is adjourned to 27.07.2022. Proceedings dated 27.07.2022 Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project. Sh. Ashish Drall (Sr.GM) & Sh. Pankaj Sharma (Legal Manager) are present on the behalf of promoter. The AR requests for one week for rectification of the deficiencies and submission of deficit documents as per above.		

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

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 अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

	<p>The matter to come up on 08.08.2022.</p> <p>Second reply submitted on 01.08.2022.</p> <ol style="list-style-type: none"> 1. Final approval of building plans submitted. 2. Form A-H submitted and soft copy of Structural plan, Electricity supply plan, solid waste management plan, streetlight plan submitted. 3. Payment plan submitted. 4. Copy of superimposed demarcation plan on approved site plan submitted. 5. Corrections in online detailed project information done. 	
<p>16.</p>	<p>Status of the documents</p>	<p>Uploaded documents –</p> <ol style="list-style-type: none"> 1. Apartment plans need to be uploaded. Status- Uploaded 2. Structural plan needs to be uploaded. Status: Uploaded 3. Electricity supply plan needs to be uploaded. Status: Uploaded 4. Solid waste management plan needs to be uploaded. Status: Uploaded 5. Streetlight plan needs to be uploaded. Status: Uploaded 6. Copy of superimposed demarcation plan on approved site plan needs to be uploaded. Status: Uploaded <p>Detailed Project Information</p> <p>The deficiencies/observations found after the scrutiny of DPI are as under:</p> <ol style="list-style-type: none"> 1. Online corrections in REP-I (Part A-H) needs to be done. Status- Done 2. Corrections in online detailed project information needs to be done. Status- Done <p>Folder A Land and license related documents</p>

		<p>3. Land owned by the applicant promoter is not mentioned in the collaboration agreement. The same needs to be clarified. Status: - Clarified Statutory approvals</p> <p>4. Environmental clearance needs to be submitted. Status: - Applied on 28.05.2022 in SEIAA.</p> <p>5. Supporting document for non- applicability of airport height clearance needs to be submitted. Status: - Not applicable as per the colour coded zoning map submitted by the promoter.</p> <p>6. Final approval of building plans needs to be submitted. Status: - Submitted</p> <p>7. Copy of approved fire scheme needs to be submitted. Status: - Applied on 15.06.2022 in MCG. (Undertaking given.)</p> <p>8. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted. Status: - Applied on 10.06.2022 in DTCP, Haryana. (Undertaking given)</p> <p>9. Natural conservation zone NOC needs to be submitted. Status: - Undertaking submitted for non-applicable.</p> <p>10. Forest land diversion NOC needs to be submitted. Status: - Undertaking submitted for non-applicable.</p> <p>11. Tree cutting permission needs to be submitted. Status: - Undertaking submitted for non-applicable.</p> <p>12. Power line shifting NOC needs to be submitted. Status: - Undertaking submitted for non-applicable.</p> <p>Folder C Various plans to be annexed</p> <p>13. Approved service plans and estimates need to be submitted. Status: - Applied on 10.06.2022 in DTCP, Haryana (Undertaking given)</p> <p>14. Copy of superimposed demarcation plan on approved layout plan needs to be submitted. Status: - Submitted</p>
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		<p>15. Revised PERT chart needs to be submitted. Status: - Submitted Folder D Allottee related draft documents</p> <p>16. Revised BBA and conveyance deed in prescribed format needs to be submitted. Status: - Submitted</p> <p>17. Payment plan needs to be revised. Status: - Submitted</p> <p>18. Draft conveyance deed needs to be submitted. Status: - Submitted Finance related documents</p> <p>19. Loan sanction letter, disbursement schedule and repayment schedule need to be provided. Status: Provided.</p> <p>20. Cost of land needs to be clarified. An annexure in support of the same needs to be submitted. Status: Provided.</p> <p>21. Financial statement for the financial year 2020-21 and 2021-22 needs to be submitted. Status: Provided.</p> <p>22. Escrow agreement needs to be submitted. Status: As there is no loan in this project as on date. Hence no need of escrow agreement.</p> <p>23. Bank Undertaking needs to be submitted. Status: Provided.</p> <p>24. CHG-1 form filled with MCA needs to be provided. Status: Provided.</p> <p>25. Approved service estimates and plan needs to be submitted. Status: Not Applied.</p> <p>26. Form REP-II needs to be revised. Status: Provided.</p> <p>27. Project report not provided. Status: - Provided.</p>
17.	Deficit documents	<p>1. Environmental clearance needs to be submitted. (Applied on 28.05.2022)</p> <p>2. Copy of approved fire scheme needs to be submitted. (Applied on 15.06.2022)</p>

New PWD Rest House, Civil Lines, Gurugram, Haryana

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		3. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted. (Applied on 10.06.2022).
 (Asha) Chartered Accountant		 (Shashank Sharma) Associate Engineer Executive

Day and Date of hearing	Wednesday and 08.08.2022
Proceeding recorded by	Sh. Ram Niwas

REPRESENTED THROUGH

Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Ashish Drall		9717994849	
2	Pankaj Sharma		9999356401	


PROCEEDINGS OF THE DAY


Proceedings dated 08.08.2022

Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project.

Sh. Ashish Drall (Sr.GM) & Sh. Pankaj Sharma (Legal Manager) are present on the behalf of promoter.

The AR clarifies that the above application for registration is w.r.t. additional license measuring 1.10625 acres only which has been obtained in continuity to the existing license of 8.26875 acres which is already under development and the date of completion proposed for this additional phase is separately declared under 4(2)(1)(C). Further the promoter is submitting BG for Rs. 10 lakh each for submission of fire scheme and approved service estimates (revised). The office is to check and ensure that there are compliances in respect of the existing project required under the Act. The Authority decides to grant the registration subject to same.


Vijay Kumar Goyal
Member, HARERA, Gurugram


Dr. K.K. Khandelwal
Chairman, HARERA, Gurugram

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