

**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	Validity up to
	i)	License Approval	17.11.2026
	ii)	Zoning Plan Approval	22.11.2021
	iii)	Building plan approval	19.04.2022 (In Principal Approval)
	iv)	Environmental Clearance	Applied on 28.05.2022
	v)	Airport height clearance	Not Submitted
	vi)	Fire scheme approval	Applied on 15.06.2022

	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 hearing on		25.07.2022
	First reply submitted on		21.07.2022
15.	<p><b>Case History -</b></p> <p>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 &amp; 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.</p> <p>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: -</p> <p><b>Proceedings dated 25.07.2022</b></p> <p>Due to the administrative work of the authority, the matter is adjourned to 27.07.2022.</p>		
16.	Status of the documents	<p><b>Uploaded documents -</b></p> <ol style="list-style-type: none"> <li>Apartment plans need to be uploaded. <b>Status- Uploaded</b></li> <li>Structural plan needs to be uploaded. <b>Status: Not Uploaded</b></li> </ol>	



**HARERA**  
**GURUGRAM**

Promoter Name M/s GLS Infraprojects Pvt Ltd.  
Project Name Central Avenue

3. Electricity supply plan needs to be uploaded.  
**Status:** Not Uploaded
4. Solid waste management plan needs to be uploaded.  
**Status:** Not Uploaded
5. Streetlight plan needs to be uploaded.  
**Status:** Not Uploaded
6. Copy of superimposed demarcation plan on approved site plan needs to be uploaded.  
**Status:** Not Uploaded

#### **Detailed Project Information**

The deficiencies/observations found after the scrutiny of DPI are as under:

1. Online corrections in REP-I (Part A-H) needs to be done.  
Status- The documents need to be uploaded
2. Corrections in online detailed project information needs to be done.  
Status- Corrections need to be done.

#### **Folder A**

#### **Land and license related documents**

3. Land owned by the applicant promoter is not mentioned in the collaboration agreement. The same needs to be clarified.

**Status:** - Clarified

#### **Statutory approvals**


4. Environmental clearance needs to be submitted.
5. **Status:** - Applied on 28.05.2022 in SEIAA.  
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.
6. Final approval of building plans needs to be submitted.  
**Status:** - Not provided
7. Copy of approved fire scheme needs to be submitted.
8. **Status:** - Applied on 15.06.2022 in MCG.


	<p>9. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted. <b>Status:</b> - Applied on 10.06.2022 in DTCP, Haryana.</p> <p>10. Natural conservation zone NOC needs to be submitted. <b>Status:</b> - Undertaking submitted for non-applicable.</p> <p>11. Forest land diversion NOC needs to be submitted. <b>Status:</b> - Undertaking submitted for non-applicable.</p> <p>12. Tree cutting permission needs to be submitted. <b>Status:</b> - Undertaking submitted for non-applicable.</p> <p>13. Power line shifting NOC needs to be submitted. <b>Status:</b> - Undertaking submitted for non-applicable.</p> <p><b>Folder C</b> <b>Various plans to be annexed</b></p> <p>14. Approved service plans and estimates need to be submitted. <b>Status:</b> - Applied on 10.06.2022 in DTCP, Haryana.</p> <p>15. Copy of superimposed demarcation plan on approved layout plan needs to be submitted. <b>Status:</b> - Not provided</p> <p>16. PERT chart needs to be submitted. <b>Status:</b> - Not provided</p> <p><b>Folder D</b> <b>Allottee related draft documents</b></p> <p>17. Revised BBA and conveyance deed in prescribed format needs to be submitted. <b>Status:</b> - Submitted</p> <p>18. Payment plan needs to be revised. <b>Status:</b> - Not as per prescribed format</p> <p>19. Draft conveyance deed needs to be submitted. <b>Status:</b> - Submitted</p> <p><b>Finance related documents</b></p>
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		<p>20. Loan sanction letter, disbursement schedule and repayment schedule need to be provided. <b>Status:</b> The promoter has availed the loan of Rs. 70 crore which had been availed by the promoter for other projects.</p> <p>21. Cost of land needs to be clarified. An annexure in support of the same needs to be submitted. <b>Status:</b> Provided.</p> <p>22. Financial statement for the financial year 2020-21 and 2021-22 needs to be submitted. <b>Status:</b> Provided.</p> <p>23. Escrow agreement needs to be submitted. <b>Status:</b> As there is no loan in this project as on date. Hence no need of escrow agreement.</p> <p>24. Bank Undertaking needs to be submitted. <b>Status:</b> Provided.</p> <p>25. CHG-1 form filled with MCA needs to be provided. <b>Status:</b> Provided.</p> <p>26. Approved service estimates and plan needs to be submitted. <b>Status:</b> Not Applied.</p> <p>27. Form REP-II needs to be revised. <b>Status:</b> Provided.</p> <p>28. Project report not provided. <b>Status:</b> - Not provided.</p>
17.	Deficit documents	<p><b>Uploaded documents -</b></p> <ol style="list-style-type: none"> <li>1. Structural plan needs to be uploaded.</li> <li>2. Electricity supply plan needs to be uploaded.</li> <li>3. Solid waste management plan needs to be uploaded.</li> <li>4. Streetlight plan needs to be uploaded.</li> <li>5. Copy of superimposed demarcation plan on approved site plan needs to be uploaded.</li> </ol> <p><b>Detailed Project Information</b> The deficiencies/observations found after the scrutiny of DPI are as under:</p> <ol style="list-style-type: none"> <li>6. Online corrections in REP-I (Part A-H) needs to be done. <b>Status-</b> The documents need to be uploaded.</li> </ol>

	<p>7. Corrections in online detailed project information needs to be done. Status- Not Submitted <b>Folder A</b> <b>Statutory approvals</b></p> <p>8. Environmental clearance needs to be submitted. 9. Final approval of building plans needs to be submitted. 10. Copy of approved fire scheme needs to be submitted. 11. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted.</p> <p><b>Folder C</b> <b>Various plans to be annexed</b></p> <p>12. Approved service plans and estimates need to be submitted. 13. Copy of superimposed demarcation plan on approved layout plan needs to be submitted. 14. PERT chart needs to be submitted.</p> <p><b>Folder D</b> <b>Allottee related draft documents</b></p> <p>15. Payment plan needs to be revised. <b>Status:</b> - Not as per prescribed format <b>Finance related documents</b></p> <p>16. Loan sanction letter, disbursement schedule and repayment schedule need to be provided. 17. Approved service estimates and plan needs to be submitted. 18. Project report not provided.</p>
<p><i>Asha</i> 27/7/22 Chartered Accountant (Asha)</p>	<p><i>Shashank</i> 27/7/22 Associate Engineer Executive (Shashank Sharma)</p>

<b>Day and Date of hearing</b>		Wednesday and 27.07.2022		
<b>Proceeding recorded by</b>		Sh. Ram Niwas		
<b>REPRESENTED THROUGH</b>				
Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Ashish Drall		9717994849	
2	Pankaj Sharma		9999356401	
<b>PROCEEDINGS OF THE DAY</b>				
<b>Proceedings dated 27.07.2022</b>				
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.				
The matter to come up on 08.08.2022.				

  
**Vijay Kumar Goyal**  
Member, HARERA, Gurugram

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

