

PROJECT HEARING BRIEF

| SNo. | Particulars | Details | |
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| 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 |

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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 hearing on | | 25.07.2022 |
| | First reply submitted on | | 21.07.2022 |
| 15. | <p>Case History -</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 & 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 has submitted the reply dated 21.07.2022 which was scrutinized still the following documents are still pending which are mentioned below: -</p> | | |
| 16. | Status of the documents | <p>Uploaded documents -</p> <ol style="list-style-type: none"> Apartment plans need to be uploaded. Status- Uploaded Structural plan needs to be uploaded. Status: Not Uploaded Electricity supply plan needs to be uploaded. Status: Not Uploaded Solid waste management plan needs to be uploaded. Status: Not Uploaded 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.
9. 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.
10. Natural conservation zone NOC needs to be submitted.
Status: - Undertaking submitted for non-applicable.
11. Forest land diversion NOC needs to be submitted.


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| | <p>Status: - Undertaking submitted for non-applicable.</p> <p>12. Tree cutting permission needs to be submitted. Status: - Undertaking submitted for non-applicable.</p> <p>13. 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>14. Approved service plans and estimates need to be submitted. Status: - Applied on 10.06.2022 in DTCP, Haryana.</p> <p>15. Copy of superimposed demarcation plan on approved layout plan needs to be submitted. Status: - Not provided</p> <p>16. PERT chart needs to be submitted. Status: - Not provided</p> <p>Folder D Allottee related draft documents</p> <p>17. Revised BBA and conveyance deed in prescribed format needs to be submitted. Status: - Submitted</p> <p>18. Payment plan needs to be revised. Status: - Not as per prescribed format</p> <p>19. Draft conveyance deed needs to be submitted. Status: - Submitted</p> <p>Finance related documents</p> <p>20. Loan sanction letter, disbursement schedule and repayment schedule need to be provided. Status: 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. Status: Provided.</p> |
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| | | <p>22. Financial statement for the financial year 2020-21 and 2021-22 needs to be submitted. Status: Provided.</p> <p>23. 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>24. Bank Undertaking needs to be submitted. Status: Provided.</p> <p>25. CHG-1 form filled with MCA needs to be provided. Status: Provided.</p> <p>26. Approved service estimates and plan needs to be submitted. Status: Not Applied.</p> <p>27. Form REP-II needs to be revised. Status: Provided.</p> <p>28. Project report not provided. Status: - Not provided.</p> |
| 17. | Deficit documents | <p>Uploaded documents -</p> <ol style="list-style-type: none"> Structural plan needs to be uploaded. Electricity supply plan needs to be uploaded. Solid waste management plan needs to be uploaded. Streetlight plan needs to be uploaded. Copy of superimposed demarcation plan on approved site plan needs to be uploaded. <p>Detailed Project Information The deficiencies/observations found after the scrutiny of DPI are as under:</p> <ol style="list-style-type: none"> Online corrections in REP-I (Part A-H) needs to be done. Status- The documents need to be uploaded & corrections marked needs to be incorporated. Corrections in online detailed project information needs to be done. Status- Not Submitted <p>Folder A Statutory approvals</p> <ol style="list-style-type: none"> Environmental clearance needs to be submitted. |

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| | | <p>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>Folder C Various plans to be annexed</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>Folder D Allottee related draft documents</p> <p>15. Payment plan needs to be revised. Status: - Not as per prescribed format</p> <p>Finance related documents</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> Chartered Accountant (Asha)</p> | <p><i>Shashank</i> 26/7/2022 Associate Engineer Executive (Shashank Sharma)</p> |

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| Day and Date of hearing | Monday and 25.07.2022 |
| 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 25.07.2022 | | | | |
| Due to the administrative work of the authority, the matter is adjourned to 27.07.2022. | | | | |


Vijay Kumar Goyal
Member, HARERA, Gurugram


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

