

New PWD Rest House, Civil Lines, Gurugram, Haryana नयापी. डब्ल्यू. डी. विश्राम गृहसिविल लाईंस गुरुग्राम, हरियाणा

Project Flora Avenue 88A
Promoter M/s GCC Infra

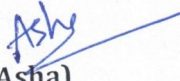
PROJECT HEARING BRIEF

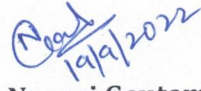
S No.	Particulars	Details	
1.	Name of the project	Flora Avenue 88 A	
2.	Name of the promoter	M/s GCC Infra	
3.	Nature of the project	Residential Plotted Colony under DDJAY	
4.	Location of the project	Sector- 88A, Gurugram, Haryana	
5.	Legal capacity to act as a promoter	Licensee	
6.	Name of the license holder	M/s GCC Infra	
7.	Whether registration applied for whole	Whole	
8.	Temp. ID	RERA- GRG- PROJ- 1145- 2022	
9.	Date of completion declared u/s 4(2)(I)(c)	31.12.2024	
10.	License no.	126 Of 2022	Valid up to 06.08.2022
11.	Total licensed area	7.3750 Acres	Area to be registered 7.3750 Acres
12.	Statutory approvals either applied for or obtained prior to registration		
	S.No.	Particulars	Validity up to
	i)	License Approval	16.08.2027
	ii)	Zoning Plan Approval	Not Approved
	iii)	Layout plan Approval	22.08.2022
	iv)	Environmental Clearance	N/A
	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	Applied on 15.09.2022
	viii)	Electricity load availability connection	Not Approved

13.	File Status	Date
	Project received on	06.09.2022
	First notice sent on	15.09.2022
	First reply submitted on	16.09.2022
	<p>Case history-</p> <p>The promoter GCC Infra has applied on dated 06.09.2022 for registration of their affordable plotted colony under DDJAY namely "Flora Avenue 88A" located at Sector-88A, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application is for project land admeasuring an area of 7.3750 acres for which the license vide no 126 of 2022 dated 17.08.2022 valid upto 16.08.2022 has been issued by DTCP in favour of GCC Infra. The current application pertains to 126 residential plots out of which 64 are frozen and a commercial block being developed by GCC Infra.</p> <p>On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter and an opportunity of hearing is provided to the promoter on 19.09.2022. Reply to the deficiencies is submitted by the promoter on 16.09.2022</p> <p>Scrutiny of reply dated 16.09.2022</p> <p>FOLDER A</p> <p>Land and license related documents</p> <ol style="list-style-type: none"> LC IV and LC IVB needs to be resubmitted after it is duly signed by the Director, Town and Country Planning. Status: Submitted Mutation, Jamabandi and Aksshijra duly certified by the revenue office not more than 3 months prior to the date of application of registration needs to be submitted. Status: Submitted Land title search report needs to be submitted. Status: Due diligence report has been submitted however for kharsa No. 55//10/11/2, 12 and 20/1 land title search report needs to be submitted. Project report along with draft brochure of current project needs to be submitted. Status: Project report has been submitted, however it needs to be revised and draft marketing literature needs to be submitted. <p>Statutory approvals</p> <ol style="list-style-type: none"> Service plans and estimates approval letter needs to be submitted. Status: Applied on 15-09-2022 and acknowledgment submitted. <p>FOLDER- D</p> <p>Allottee related draft documents</p> <ol style="list-style-type: none"> Draft application form, allotment letter. Builder buyer agreement, conveyance deed and payment plan needs to be submitted. Status: submitted. However, payment plan needs to be revised. 	

	<p>Finance related documents</p> <p>7. Promoter affidavit keeping in view of section 4(2)(1)(D) of the Act needs to be submitted Status: Submitted</p> <p>8. Bank undertaking needs to be submitted in original. Status: Submitted</p>	
14.	<p>Deficit documents</p>	<p>1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 MB each.</p> <p>2. Corrections marked on the hard copy of online DPI need to be done.</p> <p>3. An undertaking regarding the transfer of 10% land to the govt. for community facility needs to be uploaded.</p> <p>4. Information to revenue department regarding the fact that project land licensed and bonded for setting up of a colony needs to be submitted.</p> <p>5. Land title search report needs to be submitted. Status: Due diligence report has been submitted. However, for kharsa No. 55//10/1, 11/2, 12 and 20/1 land title search report needs to be submitted.</p> <p>6. Project report along with draft brochure of current project needs to be submitted. Status: Project report has been submitted, however it needs to be revised and draft marketing literature needs to be submitted.</p> <p>7. Service plans and estimates approval letter needs to be submitted. Status: Applied on 15-09-2022 and acknowledgment submitted.</p> <p>8. Electrical load availability connection needs to be submitted.</p> <p>9. Approved zoning plan needs to be submitted.</p> <p>10. Approved demarcation plan needs to be submitted.</p> <p>11. Approved service plans and estimates including the roads and pavement plans, electrical supply plan, water supply plan, sewerage plan, solid waste management plan, storm water plan, street light plan, landscape plan need to be submitted. Status: Copy of applied estimates submitted</p> <p>12. Copy of superimposed demarcation plan on approved layout plan needs to be submitted.</p> <p>13. PERT chart needs to be submitted.</p> <p>14. Payment plan needs to be revised.</p> <p>15. CA certificate for non-default in payment needs to be revised.</p>

		16. Quarterly schedule of estimated expenditure needs to be provided. 17. CHG form needs to be submitted. 18. KYC of partner (Rohtas Janghu and M/s Breez Builders and Developers Pvt. Ltd.) need to be submitted. 19. The Board Resolution duly acknowledgement by bank for operations of bank account needs to be revised.
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(Asha)
Chartered Accountant


(Ar. Neeraj Gautam)
Associate Architectural Executive

Day and Date of hearing	Monday and 19.09.2022
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

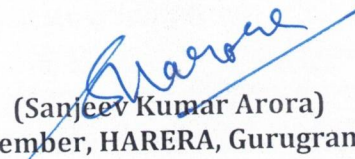
Proceedings dated 19.09.2022

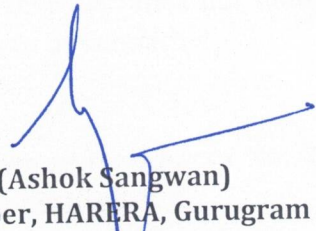
Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed the facts of the case.


Sh. Naman Kumar (Vice President) and Sh. Ramesh Kumar Yadav (Project Manager) are present on behalf of the promoter.


Deficiencies have already been communicated. Promoter is advised to rectify the deficiencies and submit deficient documents, as detailed above.

Matter to come up on 27.09.2022


(Sanjeev Kumar Arora)
Member, HARERA, Gurugram


(Ashok Sangwan)
Member, HARERA, Gurugram


(Vijay Kumar Goyal)
Member, HARERA, Gurugram


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