

Project hearing brief for registration u/s 4

S.No.	Particulars	Details		
1.	Name of the project	Chintamani's		
2.	Name of the promoter	M/s Aviana Green Estates Pvt. Ltd.		
3.	Nature of the project	Group Housing colony		
4.	Location of the project	Sector- 103, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the license holder	Sunita Kumari, Dharminder-Parveen, Maninder-Parmod, Saroj, Mamta, Rakesh, Satish		
7.	Name of the collaborator	M/s Aviana Green Estates Pvt. Ltd.		
8.	Status of project	New		
9.	Whether registration applied for whole/ phase	Whole		
	Phase no.	N/A		
10.	Online application ID	RERA-GRG-1230-2022		
11.	License no.	97 of 2021 dated 12.11.2021	Valid upto 11.11.2026	
12.	Total licensed area	4.1875 acres	Area to be Registered 4.1875 acres	
13.	Projected completion date	OC- 12.10.2026		
		CC- 10.11.2026		
14.	QPR Compliances (if applicable)	N/A		
15.	4(2)(I)(D) Compliances (if applicable)	N/A		
16.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	97 of 2021 dated 12.11.2021	11.11.2026
	ii)	Zoning Plan Approval	8027 dated 18.11.2021	
	iii)	Building plan Approval	ZP-1521/JD(NK)/2023/1279 dated 13.01.2023	12.01.2028
	iv)	Environmental Clearance	Applied	
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2022/38/1 42-142 dated 24.01.2022	23.01.2030
	vi)	Fire scheme approval	Applied on 13.01.2023	
	vii)	Service plan and estimate approval	Applied on 18.01.2023	
	17.	Fee Details		



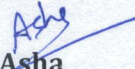


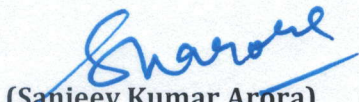
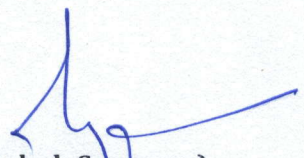

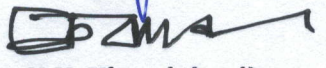
	Registration Fee	Resi - 44,399/- * 2.62* 10 = Rs 11,63,253.8/- Comm. - 84.73/- * 0.5* 20 = Rs 847.3/- Total =11,64,101/-
	Processing Fee	44,483.73 * 10 = 4,44,837/-
	Late Fee	N/A
	Total Fee	Rs 16,08,938/-
18.	DD amount	Rs 11,00,000/- Rs 1,59,000/- Rs 3,51,563/- (To be adjusted from earlier application applied for registration of project namely "Aviana Greens"- Same project).
	DD no. and date	048747 dated 19.12.2022. 503944 dated 20.01.2023.
	Name of the bank issuing	Axis Bank
	Total amount paid	Rs 12,59,000/-
	Deficient amount	NIL
19.	File Status	Date
	File received on	16.01.2023
	Deficiency conveyed on	20.01.2023
	First hearing on	23.01.2023
	Second hearing on	30.01.2023
20.	Case History:	<p>The Promoter M/s Aviana Greens Estates Pvt. Ltd. who is a Collaborator applied for the registration of real estate group housing colony namely "Chintamani's" located at Sector-103, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 47541 dated 16.01.2023 and RPIN-566. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1230-2022. The project area for registration is same as that of the licensed area i.e., 4.1875 acres vide License no - 97 of 2021 dated 12.11.2021.</p> <p>The application for registration of group housing project was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/566 dated 20.01.2023 was issued to the promoter with an opportunity of being heard on 23.01.2023.</p> <p>The promoter submitted an application on 19.01.2023 requesting to adjust the registration fee submitted at the time of processing the application for the project namely "Aviana Greens" which was rejected by the Authority on 27.07.2022.</p> <p>The promoter submitted the DD vide no. 047936 dated 28.01.2022 amounting Rs 8,50,678/- alongwith the earlier application for registration. The processing fee at that time was Rs 4,99,115/- which is forfeit as per orders dated 27.07.2022. The left- out amount of Rs 3,51,563/- may be adjusted. The deficit fee after adjustment of earlier fee comes out to be NIL.</p> <p>The promoter submitted two replies on 20.01.2022 and 21.01.2023 which were scrutinized and the deficiencies were conveyed to the promoter.</p> <p>On 23.01.2023, The AR of the promoter stated that the reply has been submitted today itself. The office to examine the same. The matter to come up on 30.01.2023.</p>



	The promoter submitted two replies on 23.01.2023, 25.01.2023 and 30.01.2023 which were scrutinized and the status of documents are mentioned below:	
21.	Present compliance status as on 30.01.2023 of deficient documents as conveyed in last hearing dated 23.01.2023.	<ol style="list-style-type: none">1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Not Submitted.2. Online DPI needs to be corrected. Status: Not Submitted.3. Environment Clearance needs to be submitted. Status: Applied.4. Fire scheme approval needs to be submitted. Status: Applied on 13.01.2023.5. Approved Service plan and estimates needs to be submitted. If applied, then the copy of the same needs to be submitted. Status: Applied on 18.01.2023.6. Electrical load availability needs to be submitted. Status: Not Submitted.7. Approval NOCs from the various agencies for connecting external services like roads, water supply, sewerage, storm water drainage needs to be submitted. Status: Sewerage assurance Submitted. Undertaking for non-applicability of Storm water. However, Roads, water supply and pending.8. Pert Chart needs to be submitted. Status: Submitted.9. Draft Application form needs to be revised. Status: Submitted.10. Draft Allotment letter needs to be revised. Status: Submitted.11. Draft BBA needs to be submitted as per the prescribed format. Status: Submitted.12. Draft Conveyance deed needs to be revised. Status: Submitted.13. Mining permission needs to be submitted. Status: Not Submitted.14. CA certificate for Expenditure to be incurred and incurred needs to be submitted. Status: Submitted.15. Cost of land needs to be clarified along with the annexure. Status: Submitted.



		<p>16. Undertaking regarding Auto credit of 10% of receipt from Separate RERA account-maintained u/s 4(2)(I)(D) needs to be submitted. Status: Submitted.</p> <p>17. Financial resources need to be corrected. Status: Submitted.</p> <p>18. Quarterly schedule of estimated expenditure needs to be submitted. Status: Submitted.</p> <p>19. Cash flow statement need to be submitted. Status: Submitted.</p> <p>20. Other sources in loan and advances needs to be clarified. Status: Submitted.</p> <p>21. Project Proponents needs to be filled. Status: Submitted.</p>
22.	Remarks	<p>1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. Environment Clearance needs to be submitted - The promoter has submitted an undertaking alongwith a Cheque vide no 438084 dated 30.01.2023 amounting Rs 25 lakhs as a security amount to submit the approval within 3 months from the date of issuance of registration certificate.</p> <p>4. Fire scheme approval needs to be submitted - The promoter has submitted an undertaking alongwith a Cheque vide no 438085 dated 30.01.2023 amounting Rs 25 lakhs as a security amount to submit the approval within 3 months from the date of issuance of registration certificate.</p> <p>5. Approved Service plan and estimates needs to be submitted- The promoter has submitted an undertaking alongwith a Cheque vide no 438086 dated 30.01.2023 amounting Rs 25 lakhs as a security amount to submit the approval within 3 months from the date of issuance of registration certificate.</p> <p>6. Electrical load availability needs to be submitted- Submitted an undertaking to submit within 90 days.</p> <p>7. Approval NOCs from the various agencies for connecting external services like roads, water supply needs to be submitted.</p>

		<p style="text-align: center;">8. Mining permission needs to be submitted- Submitted an undertaking to submit within 90 days.</p>
<p>Recommendation:</p> <p>The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the corrections in online DPI, corrections in online (A-H) form, Environment Clearance, Fire Scheme approval, Approved service plan & estimates, Electrical load availability, assurance of (roads, water supply) and mining permission.</p> <p>The promoter has submitted an undertaking alongwith three Cheque vide no 438084, 438085, 438086 dated 30.01.2023 amounting Rs 25 lakhs as a security amount to submit the Environment Clearance, Fire Scheme approval, Approved service plan & estimates within 3 months from the date of issuance of registration certificate.</p> <p>It is recommended that the Authority may consider the grant of registration subject to the submission of above.</p>		
 Asha Chartered Accountant		 Summeet Planning Coordinator
		 Ashish Kush Planning Executive
Day and Date of hearing		Monday and 30.01.2023
Proceeding recorded by		Ram Niwas
PROCEEDINGS OF THE DAY		
<p>Proceedings dated: 30.01.2023.</p> <p>Sh. Ashish Kush, Planning Executive briefed about the facts of the case.</p> <p>Sh. Amarjeet Dhillon (AR) and Sh. Vikrant Kamboj (AR) are present on behalf of the promoter.</p> <p>Approved as proposed.</p>		
 (Sanjeev Kumar Arora) Member, HARERA, Gurugram		 (Ashok Sangwan) Member, HARERA, Gurugram
 (Vijay Kumar Goyal) Member, HARERA, Gurugram		 (Dr. K.K. Khandelwal) Chairman, HARERA, Gurugram