

**Project - Elan The Presidential
RERA-GRG-1194-2022**
Project hearing brief

S.No.	Particulars	Details	
1.	Name of the project	Elan The Presidential	
2.	Name of the promoter	M/s Elan Avenue Limited (formerly known as Airmid Developers Limited)	
3.	Nature of the project	Group Housing Colony	
4.	Location of the project	Sector- 106, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Status of project	Ongoing	
7.	Whether registration applied for whole	NO (In 5 phases)	
8.	Phase no.	5	
9.	Online application ID	RERA-GRG-PROJ-1194-2022	
10.	License no.	80 of 2012 dated 17.08.2012	Valid upto 16.08.2024
11.	Total licensed area	24.10 acres	Area to be registered 12.767 acres
12.	Project Completion Date	30.10.2027	
13.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity upto
	i)	License Approval	80 of 2012 dated 17.08.2012 16.08.2024
	ii)	Zoning Plan Approval	DRG. No. DG, TCP 3354 dated 21.08.2012 -
	iii)	Building plan Approval	ZP-1629/PA(DK)/2022/32388 dated 26.10.2022 25.10.2027
	iv)	Environmental Clearance	Applied on 08.10.2022
	v)	Airport clearance height	AAI/RHQ/ NR/ATM/NOC/2022/416/1676-79 dated 05.07.2022 04.07.2030
	vi)	Fire scheme approval	Applied on 08.11.2022
	vii)	Service plan and estimate approval	Applied on 10.11.2022.
14.	Fee Details		
	Registration Fee	Resi. - 1,68,191.685 sqm *1.73*10= Rs. 29,09,716.15/- Comm. - 359.445 sqm *1.73*20= Rs. 12,436.797/- Total Amount= Rs. 29,22,153/-	
	Processing Fee	(1,68,551.130 sqm + 359.445 sqm) *10 = Rs. 16,85,511/-	
	Late Fee	(450% of registration fee) 29,22,152.947*4.5 = Rs 1,31,49,688/-	

	Total Fee	Rs 1,77,57,352/-
15.	DD amount	Rs 46,36,000/-
	DD no. and date	061281 dated 31.10.2022
	Name of the bank issuing	HDFC Bank
	Deficient amount	Rs 1,31,21,352/-
16.	File Status	Date
	File received on	03.11.2022
	First deficiency notice sent on	10.11.2022
	First hearing on	14.11.2022
17.	Status of documents	<ol style="list-style-type: none"> 1. Deficit Fee – Rs 1,31,21,352/- Status: Not Submitted. 2. 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. 3. Online DPI needs to be corrected. Status: Submitted but needs to be revised. 4. Environment clearance needs to be submitted. Status: Applied on 08.10.2022, pending for approval. 5. Fire Scheme approval needs to be submitted. Status: Applied on 08.11.2022, pending for approval. 6. Approved Service Plan and Estimates needs to be submitted. Status: Applied on 10.11.2022, pending for approval. However, the copy of applied service plans and estimates not submitted. 7. Electrical load availability connection needs to be submitted. Status: Applied on 08.09.2022, pending for approval. Promoter submitted an affidavit. 8. Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Submitted. 9. Information to the revenue department regarding the entry of license in the revenue record needs to be submitted. Status: Submitted. However, it is for the commercial colony. 10. Project Report needs to be submitted. Status: Submitted but needs to be revised. 11. Land title search report on latest date after incorporating the bar enrolment number of advocate needs to be submitted. Status: Submitted. 12. Tree cutting needs to be submitted. Status: Applied on 15.10.2022, pending for approval. 13. Huda construction water NOC needs to be submitted. Status: Submitted. Approved vide memo no. GMDA/SEW/2022/999 dated 01.09.2022. 14. Mining permission needs to be submitted. Status: Affidavit Submitted.

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 अंतर्गत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



	<ol style="list-style-type: none">15. Pert Chart needs to be submitted. Status: Submitted.16. Draft Allotment letter as per prescribed format needs to be submitted. Status: Submitted.17. Draft BBA as per prescribed format needs to be submitted. Status: Submitted.18. Draft Conveyance deed needs to be revised. Status: Submitted.19. Draft brochure of the project needs to be revised. Status: Submitted but needs to be revised.20. Affidavit regarding the sale of the project needs to be submitted that the promoter did not sell any unit in the project. Status: Not Submitted.21. Director report for the last three years needs to be submitted. Status: Submitted.22. Project report along with brochure of current project and project photos needs to be submitted. Status: Submitted but needs to be revised.23. CA Certificate for cost incurred up to the date of registration as per books of A/C needs to be submitted. Status: Submitted.24. Promoter company has availed loan of Rs. 200 crores for the purpose of construction of commercial and housing projects and general corporate purpose against the security of project land and receivables. No due certificate from the lender needs to be submitted as you have declared that there is no encumbrance on the project land. Status: Not Submitted.25. Certificate from company secretary for change of shareholding from the date of issue of license to till date needs to be submitted. Status: Submitted but needs to be revised.26. Cost of land according to the area applied for registration needs to be clarified. Status: Not Submitted.27. Cost of EDC, IDC, Conversion charges, License fees needs to be clarified an annexure in support of the same needs to be submitted. Status: Not Submitted.28. GST certificate in the name of Elan Avenue Limited needs to be submitted. Status: Submitted.29. CA certificate for non-default in payment of debts and liabilities as on date in the given format needs to be submitted. Status: Submitted.30. Promoter affidavit keeping in section 4(2)(l)(D) of the Act needs to be submitted. Status: Submitted.31. Bank undertaking needs to be submitted. Status: Not Submitted.32. Financial resources of the project needs to be corrected.
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		Status: Not Submitted.
18.	Deficit documents	<ol style="list-style-type: none"> 1. Deficit Fee - Rs 1,31,21,352/-. 2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. 3. Online DPI needs to be corrected. 4. Environment clearance needs to be submitted. 5. Fire Scheme approval needs to be submitted. 6. Approved Service Plan and Estimates needs to be submitted. 7. Electrical load availability connection needs to be submitted. 8. Information to the revenue department regarding the entry of license in the revenue record needs to be submitted. 9. Project Report needs to be submitted. 10. Tree cutting needs to be submitted. 11. Mining permission needs to be submitted. 12. Draft brochure of the project needs to be revised. 13. Affidavit regarding the sale of the project needs to be submitted that the promoter did not sell any unit in the project. 14. Project report along with brochure of current project and project photos needs to be submitted. 15. Promoter company has availed loan of Rs. 200 crores for the purpose of construction of commercial and housing projects and general corporate purpose against the security of project land and receivables. No due certificate from the lender needs to be submitted as you have declared that there is no encumbrance on the project land. 16. Certificate from company secretary for change of shareholding from the date of issue of license to till date needs to be submitted. 17. Cost of land according to the area applied for registration needs to be clarified. 18. Cost of EDC, IDC, Conversion charges, License fees needs to be clarified an annexure in support of the same needs to be submitted. 19. Bank undertaking needs to be submitted. 20. Financial resources of the project needs to be corrected.

Case History:

The total licensed area of the colony is 24.10 acres. The license no. 80 of 2012 dated 17.08.2012 was granted for the development of Group Housing colony. The colony is proposed to be developed in phases and accordingly details of the phases mentioned below:

Details of Phases	Area	Towers	Registration no.
Phase 1	12.767 acres	1,2,3,4,5,6,14,15, EWS	Applied for registration
Phase 2	10,311.33 sqm		For future Development
Phase 3	14,969.24 sqm		For future Development
Phase 4	13,266.15 sqm		For future

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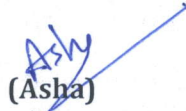
भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

		Development
Phase 5	7,315.66 sqm	For future Development
Total Area	24.10 acres	

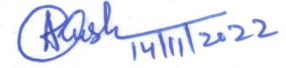
The Promoter M/s Elan Avenue Limited (formerly known as Airmid Developers Limited) who is a collaborator applied for the registration of real estate group housing colony namely "Elan The Presidential" located at Sector-106, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 43577 dated 03.11.2022 and RPIN-529. The Temp I.D. of REP - I (Part A-H) is RERA - GRG-PROJ-1194-2022. The project area for registration is 12.767 acres out of the licensed area i.e., 24.10 acres vide License no -80 of 2012 dated 17.08.2012. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/529 dated 10.11.2022 was issued to the promoter with an opportunity of being heard on 21.11.2022.

On the request of the promoter dated 11.11.2022, the matter is preponed to 14.11.2022.

The promoter submitted a reply on 11.11.2022 which was scrutinized and the remaining deficiencies are mentioned above.


(Asha)

Chartered Accountant


14/11/2022

(Ashish Kush)
Planning Executive

Day and Date of hearing	Monday and 14.11.2022
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 14.11.2022.

Sh. Ashish Kush, Planning Executive briefed about the facts of the case.

Sh. Arvinder Dhingra (VP) and Ms. Priyanka Aggarwal (AR) are present on behalf of the promoter.

The promoter is advised to remove the deficiencies within 2 weeks.

The matter to come up on 28.11.2022.


(Sanjeev Kumar Arora)

Member, HARERA, Gurugram


(Ashok Sangwan)

Member, HARERA, Gurugram


(Vijay Kumar Goyal)

Member, HARERA, Gurugram


(Dr. K.K. Khandelwal)

Chairman, HARERA, Gurugram

