

**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
	Second hearing on	21.11.2022
17.	Status of documents	<ol style="list-style-type: none">1. Deficit Fee – Rs 1,31,21,352/-. Status: Submitted vide DD no. 061307 dated 14.11.2022.2. 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: 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. Submitted the Cheque vide no. 001809 dated 18.11.2022 amounting Rs 50 Lakhs as a guarantee to submit the approval within 3 months.5. Fire Scheme approval needs to be submitted. Status: Applied on 08.11.2022, pending for approval. Submitted the Cheque vide no. 001808 dated 18.11.2022 amounting Rs 25 Lakhs as a guarantee to submit the approval within 3 months.6. Approved Service Plan and Estimates needs to be submitted. Status: Applied on 10.11.2022, pending for approval. Submitted the Cheque vide no. 001807 dated 18.11.2022 amounting 25 lakhs as a guarantee to submit the approval within 3 months.7. Electrical load availability connection needs to be submitted. Status: Applied on 08.09.2022, pending for approval.



		<p>8. Information to the revenue department regarding the entry of license in the revenue record needs to be submitted. Status: Submitted.</p> <p>9. Project Report needs to be submitted. Status: Submitted.</p> <p>10. Tree cutting needs to be submitted. Status: Applied on 15.10.2022, pending for approval.</p> <p>11. Mining permission needs to be submitted. Status: Not Submitted. However, submitted an affidavit that the promoter will apply for the mining permission and submit the same after obtaining the Environment clearance.</p> <p>12. Draft brochure of the project needs to be revised. Status: Submitted.</p> <p>13. Affidavit regarding the sale of the project needs to be submitted that the promoter did not sell any unit in the project. Status: Submitted.</p> <p>14. Project report along with brochure of current project and project photos needs to be submitted. Status: Submitted.</p> <p>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. Status: Submitted.</p> <p>16. Certificate from company secretary for change of shareholding from the date of issue of license to till date needs to be submitted. Status: Submitted.</p> <p>17. Cost of land according to the area applied for registration needs to be clarified. Status: Submitted.</p> <p>18. Cost of EDC, IDC, Conversion charges, License fees needs to be clarified an annexure in support of the same needs to be submitted. Status: Submitted.</p> <p>19. Bank undertaking needs to be submitted. Status: Submitted.</p> <p>20. Financial resources of the project needs to be corrected. Status: Submitted.</p>
18.	Deficit documents	<p>1. Online DPI needs to be revised.</p> <p>2. Environment clearance needs to be submitted.</p> <p>3. Fire Scheme approval needs to be submitted.</p> <p>4. Approved Service Plan and Estimates needs to be submitted.</p>

5. Electrical load availability connection needs to be submitted.
6. Tree cutting needs to be submitted.
7. Mining permission needs to be submitted.

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 (51666.71 sqm)	1,2,3,4,5,6,14,15, EWS	Applied for registration
Phase 2	2.548 acres (10,311.33 sqm)		For future Development
Phase 3	3.699 acres (14,969.24 sqm)		For future Development
Phase 4	3.278 acres (13,266.15 sqm)		For future Development
Phase 5	1.808 acres (7,315.66 sqm)		For future Development
Total Area	12.767 acres (51666.71 sqm)		

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 were conveyed to the promoter.

On 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.

The promoter submitted the reply on 14.11.2022, 15.11.2022, 16.11.2022 and 18.11.2022 which were scrutinized and the remaining deficiencies are mentioned above.

Further in the reply dated 14.11.2022, The promoter has submitted the **Cheque vide no. 001809 dated 18.11.2022 amounting Rs 50 lakhs** as a guarantee to submit the **environment clearance** within 3 months, **Cheque vide no. 001808 dated 18.11.2022 amounting Rs 25 Lakhs** as a guarantee to submit the **fire scheme approval** within 3 months and **Cheque vide no. 001807 dated 18.11.2022 amounting Rs 25 Lakhs** as a guarantee to submit the **approved service plan and estimates** within 3 months. The promoter also submitted an affidavit stating that they will submit the electrical load availability and tree cutting permission with 3 months from the issuance of registration certificate. Further, they will apply for the mining permission and submit the same after obtaining the environment clearance.

Further in the reply dated 16.11.2022, The promoter has submitted the **Bank guarantee vide no. 191GT02223180005 dated 14.11.2022 amounting Rs 50 lakhs** as a guarantee to submit the **environment**




clearance within 3 months, **Bank guarantee vide no. 191GT02223180004 dated 14.11.2022 amounting Rs 25 Lakhs** as a guarantee to submit the **fire scheme approval** within 3 months and **Bank guarantee vide no. 191GT02223180003 dated 14.11.2022 amounting Rs 25 Lakhs** as a guarantee to submit the **approved service plan and estimates**. within 3 months. The promoter has also requested to return the earlier deposited cheques as mentioned above as the promoter has submitted the Bank guarantee in replacement of the above said cheques having no. **001807 dated 18.11.2022, 001808 dated 18.11.2022, 001809 dated 18.11.2022**

On the request of the promoter dated 18.11.2022, the matter is preponed to 21.11.2022.

All the deficiencies have been fulfilled by the promoter except corrections in online DPI, Approved Environment clearance, Fire scheme approval, Approved Service plan and Estimates, Electrical load availability, Tree cutting permission and Mining permission. The Authority may grant the registration certificate subject to submission of Approved Environment clearance, Fire scheme approval, Approved Service plan and Estimates, Electrical load availability, Tree cutting permission and Mining permission within 3 months and corrections in online DPI within 3 days.

(Asha) 
Chartered Accountant


(Ashish Kush)
Planning Executive

Day and Date of hearing	Monday and 21.11. 2022
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 21.11.2022.

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.

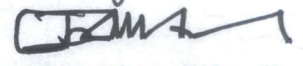
The promoter shall comply with the section 14(2) of the Act of 2016 while amending the building plans in future. The promoter shall also execute the Builder Buyer Agreement as per the prescribed format in the Rules, 2017. The allottees of this project have the rights in common areas of land at which the FAR is utilized.

Approved as proposed.


(Sanjeev Kumar Arora)
Member, HARERA, Gurugram


(Ashok Sangwan)
Member, HARERA, Gurugram


(Vijay Kumar Goyal)
Member, HARERA, Gurugram


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

