

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह सिविल लाईंस गुरुग्राम हरियाणा

Project

8.7111 Acres residential Plotted Colony

Promoter

M/s Loon Land Development Ltd.

PROJECT HEARING BRIEF FOR PROJECT REGISTRATION U/S 4 OF THE ACT, 2016

SNo.	Particulars	Details	
1.	Name of the project	8.7111 Acres DDJAY Residential Plotted Colony	
2.	Name of the promotor	M/s Loon Land Development Ltd.	
3.	Nature of the project	Residential Plotted Colony under DDJAY	
4.	Location of the project	Sector 79, Gurugram	
5.	Legal capacity to act as a promoter	Licensee	
6.	Name of the license holder	M/s Loon Land Development Ltd.	
7.	Whether registration applied for whole	Whole	
8.	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1241-2022	
10.	License no.	194 of 2022	Valid up to 28.11.2027
11.	Total licensed area	8.7111 Acres	Area to be registered 8.7111 Acres
12.	Project completion date as declared u/s 4(2)(l)(c)	31.12.2025	
13.	QPR compliance	N/A	
14.	4(2)(l)(D) compliance	N/A	
15.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	28.11.2027
	ii)	Zoning Plan Approval	29.11.2022
	iii)	Layout plan Approval	29.11.2022
	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 16.12.2022 and Recommended from CE, GMDA to DGTCP
	viii)	Electricity load availability connection	02.12.2022
16.	Fee details		
	Registration fee		$(33842.466 \times 10) + (1410.101 \times 20) = \text{Rs. } 3,66,627/-$
	Processing Fee		$35252.567 \times 10 = \text{Rs. } 3,52,526/-$
	Late fee		Nil
	Total fee		Rs. 7,19,152/-
17.	DD amount		Rs. 4,24,800/- Rs. 3,63,200/-
	DD no. and date		500728 dated 16.12.2022 500729 dated 16.12.2022
	Name of the bank issuing		ICICI Bank
	Deficient amount		Nil
18.	File Status		Date
	Project received on		20.12.2022
	First notice sent on		22.12.2022
	First reply submitted on		22.12.2022
19.	Case history-		
	<p>The promoter i.e., M/s Loon Ltd. has applied on dated 20.12.2022 for registration of their affordable residential plotted colony under DDJAY namely "8.7111 Acres DDJAY Residential Plotted Colony" located at Sector 79, Gurugram, under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application is for project land for which license no. 194 of 2022 dated 29.11.2022 and valid up to 28.11.2022 admeasuring an area of 8.7111 acres (an area measuring 8.1986 acres under migration from license no. 19 of 2019 dated 11.02.2019 granted under NILP under migration policy dated 18.02.2016 and an additional area 0.5125 acres) in revenue estates of village Naurangpur, Sector- 79, Gurugram is granted in favor of M/s Loon Land Development Ltd.</p> <p>The current project comprises of 159 residential plots and two commercial blocks proposed to be developed by M/s Loon Land Development Ltd.</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 given on 23.12.2022. The promoter submitted a reply on 22.12.2022 which was scrutinized and the status of the documents are mentioned below.
20.	<p>Present compliance status as on 23.12.2022 of deficient documents as conveyed in the notice dated 22.12.2022</p> <ol style="list-style-type: none"> 1. Online corrections in the DPI made and Hard copies of corrected online DPI and REP-I (part A-H) be submitted 2. Approved service plan and estimates needs to be submitted. Status: Recommended from CE, GMDA to DGTCP 3. CA certificate for Cost of the plots needs to be submitted. Status: Submitted. 4. Any other cost in miscellaneous cost needs to be clarified with supporting document. Status: Submitted. 5. Annual report for the last financial year needs to be submitted. Status: Submitted. 6. Loan sanction letter, disbursement and repayment schedule needs to be provided. Status: Submitted. 7. Others in financial resources of the project needs to be clarified along with supporting documents. Status: Submitted. 8. CA certificate for expenses incurred and to be incurred needs to be revised. Status: Submitted.
21.	<p>Remarks</p> <ol style="list-style-type: none"> 1. Online corrections in the DPI made and Hard copies of corrected online DPI and REP-I (part A-H) be submitted - The promoter may be directed to submit the bound hard copy of DPI and REP-1 within a week. 2. Approved service plans and estimates need to be submitted- The promoter has submitted cheque no. 000761 dated 22.12.2022 amounting to Rs. 25 lacs as a guarantee amount to submit the approved service plans and estimates within three months.
Recommendations:	

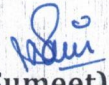
The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the approved service plan & estimates.

The promoter has submitted cheque no. 000761 dated 22.12.2022 of ICICI Bank amounting to Rs. 25 lacs as a guarantee amount to submit the approved service plans and estimates within three months. The cheque has been received and entered in the register of Planning Coordinator and Planning Coordinator has sent it to Accounts Branch for encashment.

It is recommended that the Authority may consider for grant of registration.


(Asha)
Chartered Accountant


(Ar. Neeraj Gautam)
Associate Architectural Executive


(Sumeet)
Planning Coordinator)

Day and Date of hearing	Friday and 23.12.2022
Proceeding recorded by	Sh. Ram Niwas

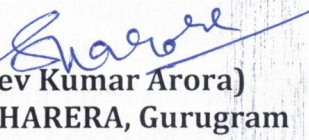
PROCEEDINGS OF THE DAY

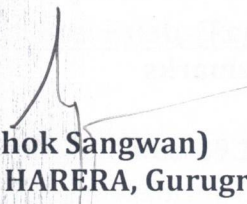
Proceedings dated 23.12.2022

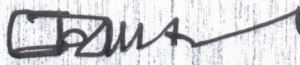
Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

Sh. Abhijeet Singh (AR), Sh. Manik Sharma (AR), Sh. Bharat Vigmal(AR) and Sh. Ayush Gupta (AR) are present on behalf of the promoter.

Approved as proposed.


(Sanjeev Kumar Arora)
Member, HARERA, Gurugram


(Ashok Sangwan)
Member, HARERA, Gurugram


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