



Project 45.1625 Acres DDJAY 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	45.1625 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 & 79B, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	Sh. Ajay Pal, Sh. Abhay Singh and others	
7.	Whether registration applied for whole	Whole	
8.	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1245-2022	
10.	License no.	195 of 2022	Valid up to 28.11.2027
11.	Total licensed area	45.1625 Acres	Area to be registered 45.1625 Acres
12.	Project completion date as declared u/s 4(2)(l)(c)	30.06.2026	
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	
	iii)	Layout plan Approval	
	iv)	Environmental Clearance	
	v)	Airport height clearance	

	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	Recommended from CE, GMDA to DGTCP
	viii)	Electricity load availability connection	02.12.2022
16.	Fee details		
		Registration fee	(175556.4 x 10) + (7209.463 x 20) =Rs. 18,99,753/-
		Processing Fee	182765.863 x 10 = Rs. 18,27,659/-
		Late fee	Nil
		Total fee	Rs. 37,27,412/-
17.	DD amount		
		DD amount	Rs. 22,02,400/- Rs. 18,82,500/-
		DD no. and date	500763 dated 26.12.2022 500764 dated 26.12.2022
		Name of the bank issuing	ICICI Bank
		Deficient amount	Nil
18.	File Status		Date
		Project received on	27.12.2022
		Additional documents submitted on	30.12.2022
		First notice sent on	09.01.2023
		Reply submitted on	10.01.2022
19.	Case history-		
	<p>The promoter i.e., M/s Loon Land Development Ltd. has applied on dated 27.12.2022 for registration of their affordable plotted colony under DDJAY namely "45.1625 Acres DDJAY Residential Plotted Colony" located at Sector 79 & 79B, Gurugram, under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application is for project land for which license no. 195 of 2022 dated 29.11.2022 and valid up to 28.11.2022 admeasuring an area 45.1625 acres (an area measuring 43.60 acres</p>		

	<p>under migration from license no. 19 of 2019 dated 11.02.2019 granted for NILP and fresh applied area measuring 1.5625 acres) in sector 79 & 79B, Gurugram is granted in favour of Sh. Ajay Pal and others in collaboration with M/s Loon Land Development Ltd.</p> <p>The current project comprises of 841 residential plots and seven commercial blocks proposed to be developed by M/s Loon Land Development Ltd. As per clause 2(ii) of the license no. 195 of 2022 dated 29.11.2022, the area measuring 12.46555 acres shown in blue and purple colour in the approved layout plan and zoning plan shall remain freezed for the purpose of sale of plots till the said land is either purchased by M/s Loon Land Development Ltd. or execution of registered collaboration agreement with the land owners/ land owning company.</p> <p>On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter vide notice 09.01.2023 and an opportunity of hearing is provided on 12.01.2023.</p>	
<p>20.</p>	<p>Present compliance status as on 12.01.2023 of deficient documents as conveyed in the notice dated 09.01.2023</p>	<ol style="list-style-type: none"> 1. Online corrections in REP-I (Part A-H) needs to be done. Status: Submitted 2. Registered GPA executed by M/s Revital Realty Pvt. Ltd. in favor of M/s Loon Land Development Ltd. needs to be submitted. Status: Not submitted 3. Registered collaboration agreement between the landowners and M/s Loon Land Developers Ltd. needs to be submitted. Status: Not submitted 4. Copy of information to revenue record regarding license no. 195 of 2022 and collaboration agreements between the landowners and M/s Loon Land Development Ltd. needs to be submitted. Status: Not submitted 5. Approved service plans and estimates need to be submitted. Status: Recommended from CE, GMDA to DGTCP.
<p>21.</p>	<p>Remarks</p>	<ol style="list-style-type: none"> 1. Registered GPA executed by M/s Revital Realty Pvt. Ltd. in favour of M/s Loon Land Development Ltd. needs to be submitted. – As per clause 2(ii) of the license no. 195 of 2022 dated 29.11.2022, the area measuring 12.46555 acres shown in blue and purple colour in the approved layout plan and zoning plan shall remain freezed for the purpose of sale of plots till the said land is either purchased by M/s Loon Land Development Ltd. or

	<p>execution of registered collaboration agreement with the land owners/ land owning company. Promoter may be directed to submit the copy of registered GPA as and when it is registered.</p> <p>2. Registered collaboration agreement between the landowners and M/s Loon Land Developers Ltd. needs to be submitted. - As per clause 2(ii) of the license no. 195 of 2022 dated 29.11.2022, the area measuring 12.46555 acres shown in blue and purple colour in the approved layout plan and zoning plan shall remain freezed for the purpose of sale of plots till the said land is either purchased by M/s Loon Land Development Ltd. or execution of registered collaboration agreement with the land owners/ land owning company. Promoter may be directed to submit the copy of collaboration agreement as and when it is registered.</p> <p>3. Copy of information to revenue record regarding license no. 195 of 2022 and collaboration agreements between the landowners and M/s Loon Land Development Ltd. needs to be submitted.- The collaboration agreement is not registered. The promoter may be directed to submit the same after the collaboration agreement is registered.</p> <p>4. Approved service plans and estimates need to be submitted-: Recommended from CE, GMDA to DGTCP. The promoter has submitted security amount of Rs. 25 lakhs vide cheque no. 000766 dated 26.12.2022 of ICICI bank on account of timely submission of the approved service plans and estimates. This security amount may be forfeited in case the promoter fails to submit the approved service plans and estimates within three days.</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 approved service plan & estimates and registered collaboration agreement and GPA.

The promoter has submitted cheque no. 000766 dated 26.12.2022 of ICICI Bank amounting to Rs. 25 lacs as a guarantee amount to submit the approved service plans and estimates within three months.





Project 45.1625 Acres DDJAY Residential Plotted Colony
Promoter M/s Loon Land Development Ltd.

The cheque has been received and entered in the register of Planning Coordinator and Planning Coordinator has sent it to Accounts Branch for encashment.

A condition that the area measuring 12.46555 acres shown in blue and purple colour in the approved layout plan and zoning plan shall remain freezed for the purpose of sale of plots till the said land is either purchased by M/s Loon Land Development Ltd. or execution of registered collaboration agreement with the land owners/ land owning company may also be incorporated in the registration certificate to be issued.

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	Monday and 12.01.2023
Proceeding recorded by	Sh. Ram Niwas


PROCEEDINGS OF THE DAY

Proceedings dated 12.01.2023


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

Sh. Abhijeet Singh (AR) and Sh. Manik Sharma (AR) are present on the behalf of the promoter.

Approved as proposed.


(Sanjeev Kumar Arora)
Member, HARERA, Gurugram


(Vijay Kumar Goyal)
Member, HARERA, Gurugram


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

Email: hareragurugram@gmail.com, reragurugram@gmail.com, **Website:** www.harera.in

