

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

 Project Flora Avenue 88A  
 Promoter GCC Infra

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

SNo.	Particulars	Details	
1.	Name of the project	Flora Avenue 88 A	
2.	Name of the promotor	GCC Infra	
3.	Nature of the project	Residential Plotted Colony under DDJAY	
4.	Location of the project	Sector 88A, Gurugram	
5.	Legal capacity to act as a promoter	Licensee	
6.	Name of the license holder	GCC Infra	
7.	Whether registration applied for whole	Whole	
8.	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1271-2022	
10.	License no.	126 of 2022	Valid up to 06.08.2027
		05 of 2023	Valid up to 05.01.2028
11.	Total licensed area	10.625 Acres	Area to be registered 3.25 Acres
12.	Project completion date as declared u/s 4(2)(I)(c)	31.12.2024 (REP-II needs to be revised)	
13.	QPR compliance	N/A	
14.	4(2)(I)(D) compliance	N/A	
15.	RC compliance	<u>96 of 2022</u> Approved electrical load within 2 months i.e. by 27.12.2022: Submitted after delay of one month. Approved service plans and estimates: to be submitted before 27.01.2023	
16.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	05.01.2028
			16.08.2027
		06.01.2023	
		17.08.2022	

**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 अर्तगत गठित प्राधिकरण  
 भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

	ii)	Zoning Plan Approval	Not approved. Demarcation approved vide no. STP(G)/2023/569 dated 20.01.2023 copy of which is placed on record.
	iii)	Layout plan Approval	22.08.2022
	iv)	Environmental Clearance	N/A
	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	Applied for revised service plans and estimates.
	viii)	Electricity load availability connection	19.01.2023
17.	<b>Fee details</b>		
		Registration fee	(1719.656 x 20) + (41277.129 x 10) =Rs. 4,47,164/-
		Processing Fee	Nil
		Late fee	42996.785 x 10 = Rs. 4,29,968/-
		Total fee	Rs. 8,77,132/-
		Registration fee to be adjusted (Paid at the time of registration of 7.375 acres)	Rs. 3,10,414/-
		Total fee to be paid	Rs. 5,66,718/-
18.		DD amount	Rs. 1,36,755/- Rs. 1,31,525/- Rs. 2,98,475/-
		DD no. and date	005599 dated 10.01.2023 005597 dated 10.01.2023 005600 dated 11.01.2023
		Name of the bank issuing	HDFC
		Deficient amount	Nil
19.		File Status	Date
		Project received on	1301.2023
		First notice sent on	20.01.2023
		First reply submitted on	23.01.2023
20.	Case history-		

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	<p>The promoter i.e., M/s GCC Infra has applied on dated 13.01.2023 for registration of their affordable plotted colony under DDJAY namely "Flora Avenue 88A" located in Sector-88A, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016. This application is for project land admeasuring an area of 10.625 acres for which license number 05 of 2023 valid upto 05.01.2028 is granted in addition to license no. 126 of 2022 valid upto 06.08.2027 by DTCP in favour of GCC infra.</p> <p>Earlier the Authority had granted registration no. 96 of 2022 dated 27.10.2022 to the promoter M/s GCC Infra for 7.3750 acres land falling in license no. 126 of 2022 dated 17.08.2022. Now the promoter has obtained additional license no. 05 of 2023 dated 06.01.2023 measuring an area of 3.25 acres and a revised layout of 10.625 acres from DTCP.</p> <p>The promoter has now applied in the Authority for the registration of balance 3.25 acres project land falling in the additional license and revised RC of entire project land measuring 10.625 acres. The promoter has submitted an undertaking regarding no sale in the previous registered area of the project.</p> <p>The total project land comprises of 182 residential plots and one commercial plot proposed to be developed by M/s GCC Infra.</p>	
<b>21.</b>	<b>Present compliance status as on 23.01.2023 of deficient documents as conveyed in the notice</b>	<ol style="list-style-type: none"> <li>1. Corrected copies of DPI and REP-I need to be submitted. <b>Status: Not submitted.</b></li> <li>2. Deficit fee of Rs. 2,98,438/- needs to be paid <b>Status: Paid through DD no. 005600 dated 11.01.2023 of HDFC Bank</b></li> <li>3. Project report needs to be submitted. <b>Status: Submitted</b></li> <li>4. Approved service plans and estimates need to be submitted. <b>Status: Not submitted</b></li> <li>5. Approved demarcation plan needs to be submitted. <b>Status: Submitted</b></li> <li>6. Approved zoning plan needs to be submitted. <b>Status: Not submitted</b></li> <li>7. PERT chart of the proposed project needs to be submitted. <b>Status: Submitted</b></li> <li>8. REP-II needs to be revised. <b>Status: Not submitted</b></li> <li>9. Non- default certificate needs to be revised. <b>Status: Not submitted</b></li> </ol>
<b>22.</b>	<b>Remarks</b>	<ol style="list-style-type: none"> <li>1. Corrected copies of DPI and REP-I need to be submitted- the promoter may be directed to submit the hard bound copy of REP-I and DPI within one week.</li> <li>2. Approved service plans and estimates need to be submitted- <b>The promoter had submitted a</b></li> </ol>

		<p>guarantee amount of Rs. 25 lacs through cheque no. 005112 dated 27.10.2022 of HDFC Bank on account of submission of approved service plans and estimates within three months i.e., by 27.01.2023.</p> <p>3. Approved zoning plan needs to be submitted.- the promoter may be directed to submit a security cheque of Rs. 25 lacs on account of submission of approved zoning plan within three months.</p> <p>4. REP-II needs to be revised.</p> <p>5. Non- default certificate needs to be revised.</p>
<p><b>Recommendation:</b> - 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 for approved service plan &amp; estimates, Zoning plan and revised REP-II.</p> <p>It is recommended for grant of registration subject to submission of security amount of Rs 25 lacs on account of submission of zoning plan within 3 months from the date of registration.</p> <div style="display: flex; justify-content: space-around;"> <div data-bbox="311 907 646 1019"> <p><i>Asha</i> (Asha) Chartered Accountant</p> </div> <div data-bbox="933 862 1420 1019"> <p><i>Ar. Neeraj Gautam</i> (Ar. Neeraj Gautam) Associate Architectural Executive</p> </div> </div>		

Day and Date of hearing	Monday and 23.01.2023
Proceeding recorded by	Sh. Ram Niwas
<b>PROCEEDINGS OF THE DAY</b>	
<p>Proceedings dated 23.01.2023</p> <p>Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.</p> <p>Sh. Ramesh Yadav (AR) is present on the behalf of the promoter.</p> <p>Approved as proposed, subject to submission of Cheque and corrections as per above.</p> <div style="display: flex; justify-content: space-around;"> <div data-bbox="271 1512 694 1769"> <p><i>Sanjeev Kumar Arora</i> (Sanjeev Kumar Arora) Member, HARERA, Gurugram</p> <p><i>V. I. Goyal</i> (Vijay Kumar Goyal) Member, HARERA, Gurugram</p> </div> <div data-bbox="965 1444 1412 1769"> <p><i>Ashok Sangwan</i> (Ashok Sangwan) Member, HARERA, Gurugram</p> <p><i>Dr. K.K. Khandelwal</i> (Dr. K.K. Khandelwal) Chairman, HARERA, Gurugram</p> </div> </div>	