



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Promoter Name: M/s GLS Infracon Pvt. Ltd.
Project Name: Avenue 81 Phase 2

PROJECT HEARING BRIEF FOR REGISTRATION U/S 4

S.No.	Particulars	Details	
1.	Name of the project	Avenue 81 Phase 2	
2.	Name of the promotor	M/s GLS Infracon Pvt Ltd.	
3.	Nature of the project	Affordable Group Housing colony	
4.	Location of the project	Sector-81, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	Haryana Industries	
7.	Name of the Collaborator	M/s GLS Infracon Pvt Ltd.	
8.	Whether registration applied for whole	Additional license area of 1.8750 acres	
9.	Status of project	New	
10.	Online Application ID	RERA-GRG-1257-2023	
11.	Date of completion of project as per REP-II/4(2)(I)(c)	03.10.2027	
12.	QPR Compliance (If applicable)	June 21 to March 23	
13.	4(2)(I)(d) Compliance (If applicable)	Not Submitted	
14.	License no.	160 of 2022 dated 04.10.2022	Valid up to 03.10.2027
15.	Total licensed area	7.5375 acres	Area to be registered 1.8750 acres
16.	Fee Details		
	Registration Fee	Residential 14366.635 x 2.37 x 10 =Rs. 340489.2495/- Commercial 2447.061 x 1.87 x 20 =Rs. 91520.0814/- Total = Rs. 432009.3309/-	
	Processing Fee	N/A	
	Late Fee	16813.696 x 10 =Rs. 168136.96/-	
	Total Fee	Rs. 600146/-	
	Fees paid	Rs 702000/-	

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

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

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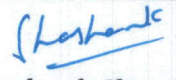
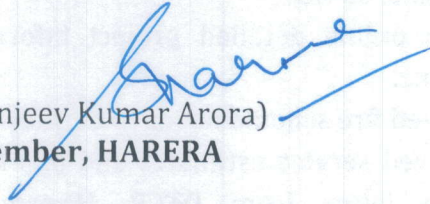
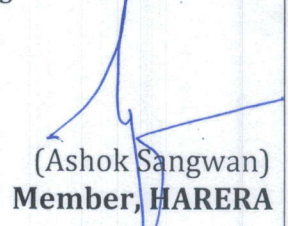
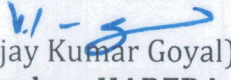
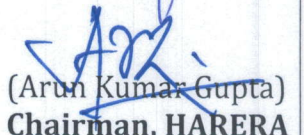
	DD no. and date	839083 dated 15.04.2023	
	Name of the bank issuing	PNB Bank	
	Deficit fees	NIL	
17.	Statutory approvals either applied for or obtained prior to registration		
	S.No.	Particulars	Date of approval
	i)	License Approval	160 of 2022 dated 04.10.2022
	ii)	Zoning Plan Approval	DTCP 8657 dated 06.10.2022
	iii)	Building plan Approval	Not Provided
	iv)	Environmental Clearance	SEIAA/HR/2023/309 dated 09.04.2023
	v)	Airport height clearance	Not Provided
	vi)	Fire scheme approval	Not Provided
	vii)	Service plan and estimate approval	Not Provided
	viii)	Electricity load availability connection	Ch. 40/Drg-PLC dated 06.04.2022
18.	File Status	Date	
	Project received on	21.04.2023	
	First notice sent on	10.05.2023	
	First hearing on	15.05.2023	
19.	Case History:		
	<p>An application regarding registration of affordable group housing colony namely "Avenue 81 Phase 2" situated at Sector-81, Gurugram, Haryana being developed by M/s GLS Infracon Pvt. Ltd. was submitted on 21.04.2023 under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application for registration falls under license no. 160 of 2022 for area admeasuring 4.150 acres dated 04.10.2022 valid up to 03.10.2027 being issued in favour Haryana Industries in collaboration with M/s GLS Infracon Pvt Ltd.</p> <p>On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/606 dated 10.05.2023. The promoter was directed to remove the deficiencies/ observations and given an opportunity of hearing on 15.05.2023.</p>		
20.	Present compliance status as on 15.05.2023 of deficient documents as conveyed in	1. The fee is calculated as per the provisional building plan provided by the promoter, in case there is any	






<p>the deficiency notice dated 10.05.2023.</p>	<p>change in building plans then the fees will be calculated and charged accordingly.</p> <ol style="list-style-type: none">2. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each.3. As on date total licensed area is 7.5350 acres and the license no 160 of 2022 dated 04.10.2022 valid up to 03.10.2027 is in addition to the license no 34 of 2020 dated 31.10.2020. The present application came for registration of 1.8750 acres for license no 160 of 2022 dated 04.10.2022. After scrutiny of file, it came to the notice that building plans which are in principal approved are revised in the earlier registered area also i.e., 5.6625 acres vide RC no 10 of 2021 dated 01.03.2021 valid up to 31.12.2025. So, the same revision needs to be clarified and incorporated also in the earlier registered RC.4. Corrections in online detailed project information needs to be done.5. Copy of approved fire scheme needs to be submitted.6. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted.7. Copy of approved revised buildings plans needs to be submitted.8. Airport Height clearance needs to be submitted.9. REP-II needs to be revised.10. PERT chart needs to be revised.11. Allotment letter needs to be revised.12. Payment plan needs to be revised.13. Loan sanction letter and disbursement schedule along with repayment schedule needs to be provided.14. Cash flow Statement needs to be revised.15. Cost of the land needs to be clarified according to the area applied for the registration.16. Quarterly statement of expenditure (IDW) needs to be provided.17. Affidavit of 10% auto deduct of EDC needs to be submitted.
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		18. Original bank undertaking needs to be provided. 19. COI needs to be provided. 20. Copy of Paid challan of EDC and IDC needs to be provided.
21.	Remarks	No reply received
	 Asha Chartered Accountant	 Shashank Sharma Associate Engineer Executive
Day and Date of hearing		Monday and 15.05.2023
Proceeding recorded by		Sh. Ram Niwas
PROCEEDINGS OF THE DAY		
<p>Proceedings dated 15.05.2023 Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project. Sh. Ashish Drall and Pankaj Sharma are present on behalf of the promoter and requested for two weeks time to comply with the deficiencies. The matter to come up on 29.05.2023</p>		
 (Sanjeev Kumar Arora) Member, HARERA		 (Ashok Sangwan) Member, HARERA
 (Vijay Kumar Goyal) Member, HARERA		 (Arun Kumar Gupta) Chairman, HARERA