



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

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

	<b>DD no. and date</b>	839083 dated 15.04.2023	
	<b>Name of the bank issuing</b>	PNB Bank	
	<b>Deficit fees</b>	NIL	
<b>17.</b>	<b>Statutory approvals either applied for or obtained prior to registration</b>		
	<b>S.No.</b>	<b>Particulars</b>	<b>Validity up to</b>
	i)	License Approval	160 of 2022 dated 04.10.2022 03.10.2027
	ii)	Zoning Plan Approval	DTCP 8657 dated 06.10.2022
	iii)	Building plan Approval	ZP-1438/PA(DK)/2023/12854 dated 04.05.2023 03.05.2028
	iv)	Environmental Clearance	SEIAA/HR/2023/309 dated 09.04.2023 08.04.2033
	v)	Airport height clearance	CCZM submitted
	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
<b>18.</b>	<b>File Status</b>	<b>Date</b>	
	Project received on	21.04.2023	
	First notice sent on	10.05.2023	
	First hearing on	15.05.2023	
	1 <sup>st</sup> Documents submitted on	24.05.2023	
<b>19.</b>	<b>Case History:</b>		
	<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> <p><b>Proceedings dated 15.05.2023</b> Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project.</p>		

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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.

**Documents submitted on 24.05.2023.**

1. The promoter states that they had applied for separate RERA registration on an area admeasuring 1.8750 acres and they have not created any third-party rights over the commercial component which was revised in the building plans which got registered with the Authority earlier vide RC no 10 of 2021 dated 01.03.2021 valid up to 31.12.2025. The promote has submitted the undertaking regarding the same.
2. In-principal buildings plans are finalized, and accordingly the fee is fully paid.
3. BR-III submitted vide memo no ZP-1438/PA(DK)/2023/12854 dated 04.05.2023.
4. CCZM submitted as Airport height clearance is not required because the said project site is situated outside the zone for which one needs to get the NOC from AAI.
5. REP-II Submitted.
6. PERT Chart submitted.
7. Revised Allotment letter submitted.
8. Corrected payment plan submitted.
9. **The promoter has submitted the objection/suggestion letters which were sent to the 800 allottees for approval of revised building plans.**
10. Loan sanction letter and disbursement schedule along with repayment schedule provided.
11. Revised Cash flow Statement provided.
12. Cost of the land clarified according to the area applied for the registration.
13. Quarterly statement of expenditure (IDW) provided.
14. Affidavit of 10% auto deduct of EDC submitted.
15. Original bank undertaking submitted.
16. COI provided.
17. Copy of Paid challan of EDC and IDC needs to be provided.
18. Corrections in online detailed project information done.

<b>20.</b>	<b>Present compliance status as on 29.05.2023 of deficient documents as observed on last hearing i.e., 15.05.2023.</b>	<ol style="list-style-type: none"> <li>1. The fee is calculated as per the provisional building plan provided by the promoter, in case there is any change in building plans then the fees will be calculated and charged accordingly. <b>Status - In-principal buildings plans are finalized, and the fees is fully paid.</b></li> <li>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. <b>Status - Submitted but needs to be revised.</b></li> <li>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</li> </ol>
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		<p>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.</p> <p><b>Status - The promoter states that they had applied for separate RERA registration having additional license no 160 of 2022 on an area admeasuring 1.8750 acres and they have not created any third-party rights over the commercial component which was revised in the building plans which got registered with the Authority earlier vide RC no 10 of 2021 dated 01.03.2021 valid up to 31.12.2025. The promoter has submitted the undertaking regarding the same.</b></p> <p>4. Corrections in online detailed project information needs to be done. <b>Status - Submitted but needs to be revised.</b></p> <p>5. Copy of approved fire scheme needs to be submitted. <b>Status - Not Submitted but promoter submits an undertaking to submit the approved fire scheme within 3 months from the grant of RERA registration.</b></p> <p>6. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted. <b>Status - Not Submitted but promoter submits an undertaking to submit the approved service plan and estimates within 3 months from the grant of RERA registration.</b></p> <p>7. Copy of approved revised buildings plans needs to be submitted. <b>Status -Submitted.</b></p> <p>8. Airport Height clearance needs to be submitted. <b>Status - CCZM submitted as Airport height clearance is not required because the said project site is situated outside the zone for which one needs to get the NOC from AAI.</b></p> <p>9. REP-II needs to be revised. <b>Status -Submitted.</b></p> <p>10. PERT chart needs to be revised. <b>Status -Submitted.</b></p>
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		<ol style="list-style-type: none"> <li>11. Allotment letter needs to be revised. <b>Status -Submitted.</b></li> <li>12. Payment plan needs to be revised. <b>Status -Submitted.</b></li> <li>13. Loan sanction letter and disbursement schedule along with repayment schedule needs to be provided. <b>Status -Submitted.</b></li> <li>14. Cash flow Statement needs to be revised. <b>Status -Submitted.</b></li> <li>15. Cost of the land needs to be clarified according to the area applied for the registration. <b>Status -Submitted.</b></li> <li>16. Quarterly statement of expenditure (IDW) needs to be provided. <b>Status -Submitted.</b></li> <li>17. Affidavit of 10% auto deduct of EDC needs to be submitted. <b>Status -Submitted.</b></li> <li>18. Original bank undertaking needs to be provided. <b>Status -Submitted.</b></li> <li>19. COI needs to be provided. <b>Status -Submitted.</b></li> <li>20. Copy of Paid challan of EDC and IDC needs to be provided. <b>Status -Submitted.</b></li> </ol>
21.	<b>Remarks</b>	<ol style="list-style-type: none"> <li>1. 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.</li> <li>2. 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.</li> <li>3. Copy of approved fire scheme needs to be submitted.</li> </ol>




4. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted.

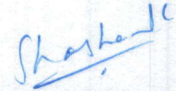
**Recommendations:**

The application submitted by the promoter for registration of real estate project under section 4 of the Act, 2016 as per the detail given below is complete and all the requisite documents as required under section of the Act, 2016 and Haryana Rules, 2017 have been submitted except the approved fire scheme and approved service plan and estimates.

The promoter also states that they had applied for separate RERA registration having additional license no 160 of 2022 on an area admeasuring 1.8750 acres only and they have not created any third-party rights over the commercial component which was revised in the building plans which got registered with the Authority earlier vide RC no 10 of 2021 dated 01.03.2021 valid up to 31.12.2025. The promoter has submitted the undertaking regarding the same

The authority may consider the grant of registration subject to submission of the DD/BG of Rs. 25 lakh each for both as a security to submit the approved service plan and estimates and approved fire scheme in the authority within 3 months.

  
**Asha**  
**Chartered Accountant**

  
**Shashank Sharma**  
**Associate Engineer Executive**

**Day and Date of hearing** Monday and 29.05.2023

**Proceeding recorded by** Sh. Ram Niwas

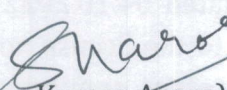
**PROCEEDINGS OF THE DAY**

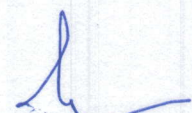
Proceedings dated 29.05.2023

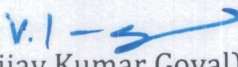
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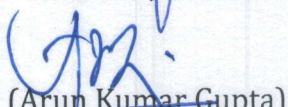
Shri Ashish Drall, authorized representative is present on behalf of the promoter.

Approved as proposed for the additional licensed area admeasuring 1.8750 acres only. The promoter is also directed to apply for the amendment in the earlier registered RC no 10 of 2021 dated 01.03.2021 valid up to 31.12.2025 having area admeasuring 5.6625 acres for revision in the commercial area of the project.

  
(Sanjeev Kumar Arora)  
**Member, HARERA**

  
(Ashok Sangwan)  
**Member, HARERA**

  
(Vijay Kumar Goyal)  
**Member, HARERA**

  
(Arun Kumar Gupta)  
**Chairman, HARERA**