

PROJECT HEARING BRIEF FOR REGISTRATION U/S 4

S.No.	Particulars	Details	
1.	Name of the project	Avenue 81	
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	GLS Infracon Pvt Ltd. and Veena Industries	
7.	Name of the Collaborator	M/s GLS Infracon Pvt Ltd.	
8.	Whether registration applied for whole	5.6625 acres	
9.	Status of project	Ongoing	
10.	Online Application ID	RERA-GRG-1438-2023	
11.	Date of completion of project as per REP-II/4(2)(I)(c)	31.12.2025	
12.	QPR Compliance (If applicable)	June 21 to Sep 23	
13.	4(2)(I)(d) Compliance (If applicable)	Pending -2020-21, 2021-22, 2022-23.	
14.	License no.	34 of 2020 dated 30.10.2020	Valid up to 29.10.2025
		160 of 2022 dated 04.10.2022	Valid up to 03.10.2027
15.	Total licensed area	5.6625 acres	Area to be registered 5.6625 acres
16.	RC details	10 of 2021 dated 01.03.2021	Valid up to 31.12.2025
17.	Fee Details		
	Registration Fee	Residential 52136.864 x 2.37 x 10 =Rs. 12,35,644/- Commercial 2116.200 x 1.87 x 20 =Rs. 79,146/- Total = Rs. 13,14,790/-	
	Processing Fee	N/A	
	Late Fee	54,253.064 x 10 =Rs. 5,42,530/-	



	Total Fee		Rs. 18,57,320/-
	Amount paid at the time of current application		Rs. 5,58,000/-
	DD no and details		589247 dated 17.11.2023
	Name of the bank issuing		SBI
	Registration fee already paid which is to be adjusted and consider now.		1. Rs. 17,72,000/- 2. Rs. 66,500/- Total = 18,38,500/-
	DD no and date at the time or previous application		3. 533560 dated 08.02.2021. 498103 dated 19.02.2021
	Processing fee already paid which is to be forfeited now		Rs. 5,38,509/-
	Amount to be considered now		18,38,500-5,38,509 = Rs. 12,99,991
	Final Calculation		18,57,320 - 12,99,991 - 5,58,000 = -671
	Deficient amount		NIL
18.	Statutory approvals either applied for or obtained prior to registration		
	S.No.	Particulars	Date of approval Validity up to
	i)	License Approval	34 of 2020 dated 30.10.2020 29.10.2025
			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	FS/2021/27 dated 03.08.2023
		Revised Fire scheme approval	FS/2023/30 dated 03.08.2023.
	vii)	Service plan and estimate approval	LC-3774-Asstt.(MS)/2021/22169 dated 06.09.2021
		Revised Service plan and estimate approval	Not Provided
	viii)	Electricity load availability connection	Ch. 40/Drg-PLC dated 06.04.2023
19.	File Status		Date
	Project received on		20.11.2023
	First notice sent on		06.12.2023
	First hearing on		11.12.2023

	Documents submitted on	07.12.2023
19.	Case History: An application regarding registration of affordable group housing colony namely "Avenue 81" situated at Sector-81, Gurugram, Haryana being developed by M/s GLS Infracon Pvt. Ltd. was submitted on 20.11.2023 under section 4 of Real Estate (Regulation and Development), Act 2016. This application for registration falls under license no. 34 of 2020 dated 30.10.2020 valid up to 29.10.2025. being issued in favour GLS Infracon Pvt Ltd. and Veena Industries in collaboration with M/s GLS Infracon Pvt Ltd. The promoter has applied for the amendment in the existing registration obtained vide no 10 of 2021 dated 01.03.2021 valid up to 31.12.2025. The proposed commercial FAR i.e., 402.136 sqmtr obtained in additional land on area admeasuring 1.8750 acres vide License no. 160 of 2022 dated 04.10.2022 valid up to 03.10.2027 is used in the area falls under license no 34 of 2020 dated 30.10.2020 valid up to 29.10.2025. On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/676 dated 06.12.2023. The promoter was directed to remove the deficiencies/ observations and given an opportunity of hearing on 11.12.2023.	
20.	Present compliance status as on 11.12.2023 of deficient documents as conveyed in the deficiency notice dated 07.12.2023	- 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. Status – Submitted but needs to be revised. - Corrections in online detailed project information needs to be done. Status – Submitted but needs to be revised. 2/3rd consents of existing allottees needs to be submitted. Status – Not Submitted, further promoter stated that there are no changes in the existing residential area of the tower A to E and no third-party rights have been created by the promoter in commercial area also, affidavit to the same is also submitted and while granting the revised building plans objections/suggestions has been taken from all the allottees of the existing project. - Copy of revised approved fire scheme needs to be submitted. Status – Submitted. - Copy of revised approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted. Status – Not Submitted. - Airport Height clearance needs to be submitted.

		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. 7. Mutation certified on latest dates needs to be submitted. Status - Not Submitted. 8. Non-encumbrance certificate not below the rank of tehsildar & certified on the latest date needs to be submitted. Status - Not Submitted. 9. Tree cutting permission NOC from DFO, Forest land diversion NOC, Power Line shifting NOC, Natural conservation zone NOC or affidavit for non- applicability needs to be submitted. Status - Submitted. 10. Land title search report certified on latest dates needs to be submitted. Status - Not Submitted. 11. BBA needs to be revised along with payment plan. Status -Submitted but payment plan is not attached. 12. Annual audited report u/s 4(2)(l)(d) needs to be submitted for the financial year 2020-21, 2021-22, 2022-23. Status - Not Submitted. 13. COI needs to be provided. Status - pSubmitted. 14. CHG form needs to be provided. Status - Submitted. 15. Quarterly statement for the expenditure (IDW) needs to be provided. Status - Submitted. 16. Cost of the land needs to be clarified according to the area applied for the registration. Status - Submitted but needs to be revised. 17. Copy of paid challan of EDC needs to be provided. Status - Submitted.
21.	Remarks	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. 2. Corrections in online detailed project information needs to be done. 3. 2/3rd consents of existing allottees needs to be submitted. 4. Copy of revised approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted.



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

		5. Mutation certified on latest dates needs to be submitted. 6. Non-encumbrance certificate not below the rank of tehsildar & certified on the latest date needs to be submitted. 7. Land title search report certified on latest dates needs to be submitted. 8. Revised payment plan needs to be submitted. 9. Annual audited report u/s 4(2)(l)(d) needs to be submitted for the financial year 2020-21, 2021-22, 2022-23. 10. Cost of the land needs to be clarified according to the area applied for the registration.
Asha Chartered Accountant		Shashank Sharma Associate Engineer Executive
Day and Date of hearing	Monday and 11.12.2023.	
Proceeding recorded by	Sh. Ram Niwas	
PROCEEDINGS OF THE DAY		
Proceedings dated 11.12.2023. Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project. Sh. Ashish Drall (AR) is present on behalf of the promoter and requests for 3 weeks time to submit the 2/3 rd consents of existing allottees of the project along with the other remaining deficiencies. The matter to come up on 08.01.2024.		
(Sanjeev Kumar Arora) Member, HARERA		(Ashok Sangwan) Member, HARERA
		(Vijay Kumar Goyal) Member, HARERA
		(Arun Kumar Gupta) Chairman, HARERA

