

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी. डब्ल्यू. डी. विश्राम गृहसिविल लाईंस गुरुग्राम, हरियाणा

Project Flora Avenue 88A
Promoter M/s GCC Infra

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

S.No	Particulars	Details	
1.	Name of the project	Flora Avenue 88 A	
2.	Name of the promoter	M/s GCC Infra	
3.	Nature of the project	Residential Plotted Colony under DDJAY	
4.	Location of the project	Sector- 88A, Gurugram, Haryana	
5.	Legal capacity to act as a promoter	Licensee	
6.	Name of the license holder	M/s GCC Infra	
7.	Status of project	New	
8.	Whether registration applied for whole/ phase	Whole	
9.	Temp. ID	RERA- GRG- PROJ- 1145- 2022	
10.	License no.	126 Of 2022	Valid up to 16.08.2027
11.	Total licensed area	7.3750 Acres	Area to be registered 7.3750 Acres
12.	Project completion date as declared u/s 4(2)(I)(c)	31.12.2024	
13.	QPR compliance	N/A	
14.	4(2)(I)(D) compliance	N/A	
15.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
			Validity up to
	i)	License Approval	17.08.2022
			16.08.2027
	ii)	Zoning Plan Approval	Approved (approval letter not submitted)
	iii)	Layout plan Approval	22.08.2022
	iv)	Environmental Clearance	N/A
	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A

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

	vii)	Service plan and estimate approval	Applied on 15.09.2022
	viii)	Electricity load availability connection	Applied on 01.09.2022
16.	Fee details		
	Registration fee		(1193.902 x 20) + (28653.64 x 10) =Rs. 3,10,414/-
	Processing Fee		29847.542 x 10= Rs. 2,98,476/-
	Late fee		N/A
	Total fee		Rs. 6,08,890/-
17.	DD amount		Rs. 3,10,414/- Rs. 2,98,476/-
	DD no. and date		005459 dated 25.08.2022 005460 dated 25.08.2022
	Name of issuing bank		HDFC
	Deficit fee (if any)		Nil
18.	File Status	Date	
	Project received on	06.09.2022	
	First notice sent on	15.09.2022	
	First reply submitted on	16.09.2022	
	First hearing on	19.09.2022	
	Second hearing on	27.09.2022	
	Third hearing on	11.10.2022	
	Second reply submitted on	21.10.2022	
19.	Status of documents	<ol style="list-style-type: none"> LC IV and LC IV B needs to be resubmitted after it is duly signed by the Director, Town and Country Planning. Status: Submitted Mutation, Jamabandi and Aks shijra duly certified by the revenue office not more than six months prior to the date of application of registration needs to be submitted. Status: Submitted Land title search report needs to be submitted. Status: Due diligence report has been submitted however for kharsa No. 55//10/1, 11/2, 12 and 20/1 land title search report needs to be submitted. Project report along with draft brochure of current project needs to be submitted. 	

	<p>Status: Project report has been submitted,</p> <p>5. Service plans and estimates approval letter needs to be submitted. Status: Applied on 15-09-2022 and acknowledgment submitted.</p> <p>6. Draft application form, allotment letter. Builder buyer agreement, conveyance deed and payment plan needs to be submitted. Status: submitted. However, payment plan needs to be revised.</p> <p>7. Promoter affidavit keeping in view of section 4(2)(l)(D) of the Act needs to be submitted Status: Submitted</p> <p>8. Bank undertaking needs to be submitted in original. Status: Submitted</p> <p>9. An undertaking regarding the transfer of 10% land to the govt. for community facility needs to be uploaded. Status: Submitted</p> <p>10. Project report along with draft brochure of current project needs to be submitted. Status: Project report has been submitted; however, it needs to be revised and draft marketing literature needs to be submitted.</p> <p>11. Copy of superimposed demarcation plan on approved layout plan needs to be submitted. Status: Submitted</p> <p>12. Payment plan needs to be revised. Status: Submitted</p> <p>13. CA certificate for non-default in payment needs to be revised Status: Submitted</p> <p>14. CHG form needs to be submitted. Status: Submitted</p> <p>15. KYC of partner and M/s Breez Builders and Developers Pvt. Ltd. need to be submitted. Status: Submitted</p> <p>16. The Board Resolution duly acknowledgement by bank for operations of bank account needs to be revised. Status: Submitted</p> <p>17. Approved zoning plan needs to be submitted. Status: Submitted</p> <p>18. Approved demarcation plan needs to be submitted. Status: Submitted</p>
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20.	Deficit documents	<ol style="list-style-type: none">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 marked on the hard copy of online DPI need to be done.3. Land title search report needs to be submitted. Status: Due diligence report has been submitted. However, for kharsa No. 55//10/1, 11/2, 12 and 20/1 land title search report need to be submitted.4. Electrical load availability connection needs to be submitted. Status: Applied on 01.09.20225. Approved service plans and estimates including the roads and pavement plans, electrical supply plan, water supply plan, sewerage plan, solid waste management plan, storm water plan, street light plan, landscape plan along with the sanction letter need to be submitted. Status: Applied on 15-09-2022 and acknowledgment submitted. Copy of applied estimates submitted.6. Quarterly schedule of estimated expenditure needs to be provided. Status: Applied on 01-09-2022
21.	Case history-	<p>The promoter GCC Infra has applied on dated 06.09.2022 for registration of their affordable plotted colony under DDJAY namely "Flora Avenue 88A" located at Sector-88A, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application is for project land admeasuring an area of 7.3750 acres for which the license vide no. 126 of 2022 dated 17.08.2022 valid upto 16.08.2022 has been issued by DTCP in favour of GCC Infra. The current application pertains to 126 residential plots out of which 64 are frozen and a commercial block being developed by GCC Infra.</p> <p>On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter and an opportunity of hearing is provided to the promoter on 19.09.2022. Reply to the deficiencies is submitted by the promoter on 16.09.2022, 21.10.2022 and 26.10.2022 which have been scrutinized and the remaining deficiencies have been listed.</p> <p><u>Proceedings dated 19.09.2022</u></p> <p>Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed the facts of the case. Sh. Naman Kumar (Vice President) and Sh. Ramesh Kumar Yadav (Project Manager) are present on behalf of the promoter. Deficiencies have already been communicated. Promoter is advised to rectify the deficiencies and submit deficient documents, as detailed above. Matter to come up on 27.09.2022.</p> <p><u>Proceedings dated 27.09.2022</u></p>

Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed the facts of the case & major deficiencies have been pointed out i.e. (1) Zoning Plan. (2) Demarcation Plan. (3) Approved Service Plan and Estimates. (4). 14 other deficiencies. The matter is adjourned for 11.10.2022.


Document submitted on 10.10.2022

The AR of the promoter has submitted a request for the adjournment of hearing in the authority vide dak receipt ID 42330 dated 10.10.2022 as the authorized representative of the promoter is not available.

Proceedings dated 11.10.2022

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

The major deficiencies are Zoning Plan, Demarcation Plan, Approved Service Plan and Estimates, Information to revenue department, Land title search report & 14 other deficiencies. The promoter is further advised to rectify the deficiencies and submit the deficient document apart from filing information in REP-I (A to H) format and detailed project information. Matter to come up on 26.10.2022.


(Asha)
Chartered Accountant


(Ar. Neeraj Gautam)
Associate Architectural Executive

Day and Date of hearing	Wednesday and 26.10.2022
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Proceeding recorded by	Sh. Ram Niwas
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PROCEEDINGS OF THE DAY

Proceedings dated 26.10.2022

The coram is incomplete. The matter is adjourned to 27.10.2022 by the order of the Authority.


(Ar. Neeraj Gautam)
Associate Architectural Executive

