

New PWD Rest House, Civil Lines, Gurugram, Haryana नयापी. 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	<b>Area to be registered</b> 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.	<b>Statutory approvals either applied for or obtained prior to registration</b>		
	S.No	Particulars	Date of approval
			Validity up to
	i)	License Approval	17.08.2022
			16.08.2027
	ii)	Zoning Plan Approval	26.10.2022
	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.	<b>Fee details</b>		
		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.	<b>DD amount</b>		
		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.	<b>File Status</b>		
		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
		Third reply submitted on	26.10.2022
		Fourth hearing on	26.10.2022
		Fourth reply submitted on	27.10.2022
19.	<b>Status of documents</b>		
		1.	LC IV and LC IV B needs to be resubmitted after it is duly signed by the Director, Town and Country Planning. <b>Status: Submitted</b>
		2.	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. <b>Status: Submitted</b>
		3.	Land title search report needs to be submitted. <b>Status: Due diligence report has been submitted.</b>



	<p>4. Service plans and estimates approval letter needs to be submitted. <b>Status: Applied on 15-09-2022 and acknowledgment submitted.</b></p> <p>5. Draft application form, allotment letter. Builder buyer agreement, conveyance deed and payment plan need to be submitted. <b>Status: submitted. However, payment plan needs to be revised.</b></p> <p>6. Promoter affidavit keeping in view of section 4(2)(I)(D) of the Act needs to be submitted <b>Status: Submitted</b></p> <p>7. Bank undertaking needs to be submitted in original. <b>Status: Submitted</b></p> <p>8. An undertaking regarding the transfer of 10% land to the govt. for community facility needs to be uploaded. <b>Status: Submitted</b></p> <p>9. Project report along with draft brochure of current project needs to be submitted. <b>Status: Submitted</b></p> <p>10. Copy of superimposed demarcation plan on approved layout plan needs to be submitted. <b>Status: Submitted</b></p> <p>11. Payment plan needs to be revised. <b>Status: Submitted</b></p> <p>12. CA certificate for non-default in payment needs to be revised <b>Status: Submitted</b></p> <p>13. CHG form needs to be submitted. <b>Status: Submitted</b></p> <p>14. KYC of partner and M/s Breez Builders and Developers Pvt. Ltd. need to be submitted. <b>Status: Submitted</b></p> <p>15. The Board Resolution duly acknowledgement by bank for operations of bank account needs to be revised. <b>Status: Submitted</b></p> <p>16. Approved zoning plan needs to be submitted. <b>Status: Submitted</b></p> <p>17. Quarterly schedule of estimated expenditure needs to be provided. <b>Status: Submitted</b></p> <p>18. Approved demarcation plan needs to be submitted. <b>Status: Submitted</b></p>
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20.	<b>Deficit documents</b>	<ol style="list-style-type: none"> <li>1. Hard bound copies of corrected online DPI and REP-1 (Part A-H) need to be submitted.</li> <li>2. Electrical load availability connection needs to be submitted. <b>Status: Applied on 01-09-2022.</b></li> <li>3. 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. <b>Status: Applied on 15-09-2022. The promoter has submitted a 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.</b></li> </ol>
21.	<b>Case history-</b>	<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 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, 26.10.2022 and 27.10.2022 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> <p>Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed the facts of the case &amp; 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.</p> <p><u>Document submitted on 10.10.2022</u></p> <p>The AR of the promoter has submitted a request for the adjournment of hearing in the authority vide</p>






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. On 26.10.2022, the coram was incomplete and the matter was adjourned to 27.10.2022.

22. The project is recommended for the grant of registration subject to the submission of hard bound copies of online DPI and REP-1(Part A-H) within one week and approved electrical load availability connection within two months and approved service plans and estimates within three months. The promoter has submitted a 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 in the Authority within three months from the date of grant of registration. This bank guarantee/ security amount shall be forfeited in the favour of the Authority in case the promoter fails to submit the approved service plans and estimates within stipulated time.

  
(Asha)  
Chartered Accountant

  
(Ar. Neeraj Gautam)  
Associate Architectural Executive

Day and Date of hearing	Thursday and 27.10.2022
Proceeding recorded by	Sh. Ram Niwas


**PROCEEDINGS OF THE DAY**

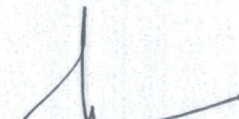
Proceedings dated 27.10.2022

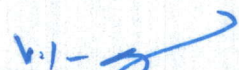
Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed the facts of the case.


Sh. Ramesh Kumar Yadav is present on the behalf of the promoter.

Approved as recommended above.

  
(Sanjeev Kumar Arora)  
Member, HARERA, Gurugram

  
(Ashok Sangwan)  
Member, HARERA, Gurugram

  
(Vijay Kumar Goyal)  
Member, HARERA, Gurugram

  
(Dr. K.K. Khandelwal)  
Chairman, HARERA, Gurugram

