



Hearing brief for registration of Project u/s 4

S.No	Particulars	Details	
1.	Name of the project	Lushlands	
2.	Name of the promoter	M/s Adani Infrastructure and Developers Pvt. Ltd.	
3.	Nature of the project	Group Housing	
4.	Location of the project	Sector- 02, Gurugram	
5.	Legal capacity to act as a promoter	Change of Developer	
6.	Name of the license holder	M/s Krrish Realty Nirman Pvt. Ltd. and Others	
7.	Status of project	Ongoing	
8.	Whether registration applied for whole	Phase	
	Phase no.	1	
9.	Online application ID	RERA-GRG-PROJ-1526-2024	
10.	License no.	98 of 2011 dated 11.11.2011	
11.	Total licensed area	12.356 acres	Area to be registered 8.3491 acres
12.	Projected completion date	30.09.2029	
13.	QPR Compliances (if applicable)	N/A	
14.	4(2)(I)(D) Compliances (if applicable)	N/A	
15.	4(2)(I)(C) Compliances (if applicable)	N/A	
16.	Status of change of bank account	N/A	
17.	Details of proceedings pending against the project	N/A	
18.	RC Conditions Compliances (if applicable)	N/A	
19.	Statutory approvals either applied for or obtained prior to registration		
S.No	Particulars	Date of approval	Validity upto
i)	License Approval	98 of 2011 dated 11.11.2011	10.11.2024
ii)	Zoning Plan Approval	DRG. NO. DG, TCP 2875 dated 11.11.2011	-
iii)	Building plan Approval	Not Submitted	-
iv)	Environmental Clearance	SEIAA/HR/2013/153 dated 28.05.2013	27.05.2024
v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2023/892/3630-33 dated 27.12.2023	26.12.2031
vi)	Fire approval scheme	Not Submitted	-

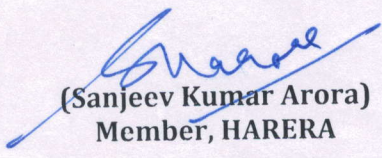


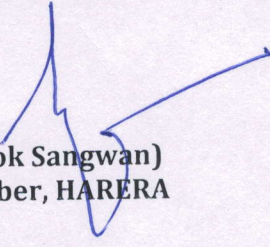
	vii) Service plan and estimate approval	Not Submitted
20.	Fee Details	
	Registration Fee	Fee cannot be calculated as the building plans are not submitted.
	Processing Fee	Fee cannot be calculated as the building plans are not submitted.
	Late Fee	Fee cannot be calculated as the building plans are not submitted.
	Total Fee	Fee cannot be calculated as the building plans are not submitted.
21.	DD amount	Rs 21,01,500/-
	DD no. and date	008833 dated 05.01.2024
	RTGS amount	-
	RTGS no. and date	-
	Name of the bank issuing	Axis Bank
	Deficient amount	Fee cannot be calculated as the building plans are not submitted.
22.	File Status	Date
	File received on	25.01.2024
	First notice Sent on	Notice not dispatched
	First hearing on	12.02.2024
23.	<p>Case History:</p> <p>The Promoter M/s Adani Infrastructure and Developers Pvt. Ltd. who is a Change of developer has applied for the registration of real estate group housing colony namely "Lushlands" located at Sector-02, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 65338 dated 25.01.2024 and RPIN-704. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1526-2024. The project area for registration is 8.3491 acres.</p> <p>The DTCP has granted license no. 98 of 2011 for an area admeasuring 12.356 acres.</p> <p>The promoter has applied for the registration of area admeasuring 8.3491 acres stating as Phase 1. However, the building plans if approved, by the DTCP, Haryana are not submitted by the promoter with the application for registration of the project to ascertain as to whether the phasing has been approved by the competent Authority or not.</p>	
24.	Present compliance status as on 12.02.2024 of deficient documents conveyed through notice dated _____.	Deficiency notice not dispatched
25.	Remarks	Deficiency notice not dispatched
<p><i>Ashish</i> Ashish Dubey Chartered Accountant</p>		<p><i>Ashish</i> 12/02/24 Ashish Kush Planning Executive</p>
Day and Date of hearing		Monday and 12.02.2024
Proceeding recorded by		Ram Niwas
PROCEEDINGS OF THE DAY		

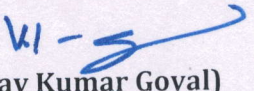
Proceedings dated: 12.02.2024

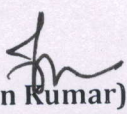
Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

The application submitted by the promoter has been scrutinized by the concerned official, but the deficiency notice has not been dispatched till date. Therefore, in view of the same the matter is adjourned, and the concerned official is directed to dispatch the notice. The next date of hearing will be conveyed after submission of reply of deficiencies.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar)
Chairman, HARERA