

Hearing brief for project registration u/s 4

S.No.	Particulars	Details	
1.	Name of the project	AIPL Joy District	
2.	Name of the promoter	M/s Advance India Projects Pvt. Ltd.	
3.	Nature of the project	Commercial project	
4.	Location of the project	Sector- 88, Gurugram	
5.	Legal capacity to act as a promoter	Change of Developer	
6.	Name of license holder	M/s AMB Infrabuild Pvt. Ltd.	
7.	Status of project	New	
8.	Whether registration applied for whole	Whole Project	
9.	Completion date as mentioned in REP-II	30.06.2028	
10.	Online application ID	RERA-GRG-PROJ-1825-2023	
11.	QPR Compliances	RC 07 of 2024 dated 02.02.2024 -Submitted upto December 2024	
12.	4(2)(I)(D) Compliances	RC 07 of 2024 dated 02.02.2024 - Submitted	
13.	4(2)(I)(C) Compliances	N/A	
14.	Status of change of bank account	N/A	
15.	Details of proceedings pending against the project	NIL	
16.	RC Conditions Compliances (RC 07 of 2024)	NIL	
17.	Number of Towers	1	
18.	Number of units	1480	
19.	Total Project cost	1,56,462.01 Lakhs	
20.	Project Expenditure So far	11,368.64 Lakhs	
21.	Estimates expenditure for completion so far	1,45,093.37 Lakhs	
22.	License no.	56 of 2013 dated 10.07.2013	Valid till 09.07.2025
23.	Total area	10.4375 acres	Area to be registered 10.4375 acres
24.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity upto
	i)	License Approval	56 of 2013 dated 10.07.2013 09.07.2025
	ii)	Zoning Plan Approval	Drg. DGTCP 3989 dated 10.07.2013 N/A
	iii)	Revised Building plan Approval	ZP-931/SD(DK)/2021/31850 dated 16.12.2021 15.12.2026
		Revised Building plan Approval	ZP-931-VOL-III/JD(RA)/2024/38915 dated 10.12.2024 09.12.2029
	iv)	Environmental Clearance	SEAC/HR/2024/054 dated 07.06.2024 06.06.2034
	v)	Airport height clearance	NOC ID - PALM/NORTH/B/110519/433530 As per NOC height clearance not required



				dated 06.11.2019	from AAI
	vi)	Fire approval	scheme	FS/2024/62 dated 13.01.2024	-
		Revised Fire scheme approval		Not Submitted	
	vii)	Service plan and estimate approval		LC-2865/JE(SK)/2024/1548 dated 15.01.2024	
		Revised Service plan and estimate approval		Not Submitted	
25.	Fee details				
	DD Details				
	(a)	DD/RTGS amount		Rs 5000/- Rs 1,00,000/-	
	(b)	DD/RTGS no. and date		005764 dated 02.12.2024 000033 dated 11.12.2024	
	(c)	Name of the bank issuing		HDFC Bank	
	(d)	Total fee paid		Rs 1,05,000/-	
26.	File Status			Date	
	File received on			11.12.2024	
	First notice Sent on			02.01.2025	
	First hearing on			08.01.2025	
	Second hearing on			20.01.2025	
22.	Case History: The Promoter M/s Advance India Projects Ltd who is change of developer (COD) applied for the amendment of registration of real estate commercial colony registered vide RC no. 07 of 2024 dated 02.02.2024 for project namely "AIPL Joy District" located at Sector-88, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 83637 dated 11.12.2024 and RPIN-842. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1825-2024. Earlier the Promoter M/s AMB Infrabuild Pvt. Ltd. who is a licensee applied for the registration of real estate commercial colony namely "AMB Selfie Walk" located at Sector-88, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 30846 dated 08.04.2022 and RPIN-452. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1035-2022. Accordingly, the authority registered the project vide RC no. 40 of 2022 dated 23.05.2022 valid till 30.06.2028. after that the promoter applied for change of developer (COD) and DTCP vide memo. No. LC-2865/JE(SK)/2023/38237 dated 09.11.2023 granted in-principle approval of change of developer (COD) from M/s AMB Infrabuild Pvt. Ltd to M/s Advance India Projects Ltd. Accordingly, M/s Advance India Projects Ltd applied for amendment of earlier registration no. 40 of 2022. Further, the Authority considering the facts register the project vide registration no. 07 of 2024 dated 02.02.2024 which was valid upto 30.06.2028 and subsumed the registration certificate no. 40 of 2022 dated 23.05.2022. Now, the building plans has been revised vide no. ZP-931-VOL-III/JD(RA)/2024/38915 dated 10.12.2024 and the promoter has applied for the amendment in the registration certificate. The application for amendment of registration was scrutinized and as per the directions of the Authority a notice is issued to the promoter vide no. HARERA/GGM/RPIN/842 dated 02.01.2025 with an opportunity of hearing on 08.01.2025. On 08.01.2025, the matter was adjourned and fixed for 20.01.2025.				

**HARERA****GURUGRAM**

Project - AIPL Joy District

RERA-GRG-1825-2024

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The promoter has submitted a reply on 03.01.2025 which was scrutinized and the status of documents is mentioned below:

23.	Present compliance status as on 20.01.2025 of the clarification conveyed in notice dated 02.01.2025.	- Two third consent from the existing allottees regarding the revision of building plans needs to be submitted. Status: The promoter has submitted the total sold units are 317 out of which 294 are unique allottees. The promoter has submitted the consent of 208 unique allottees which is more than two-third. - Comparison sheet regarding the revision in the building plans needs to be submitted. Status: Submitted. - Clarification regarding additional FAR, if any proposed to be registered or not. Status: The promoter stated that no additional FAR is being proposed for the registration.
24.	Remarks	- The promoter has submitted the consent of 208 unique allottees out of 294 allottees out of 317 sold units. - Comparison sheet of building plans has been submitted. - No additional FAR is proposed for registration,

Asha
Asha

Chartered Accountant

Ashish Kush
20/1/25
Ashish Kush

Planning Executive

Day and Date of hearing Monday and 20.01.2025

Proceeding recorded by Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 20.01.2025.

Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Ms. Julie Jha (AR), Sh. Vijay Singh (AR) are present on behalf of the promoter.

The AR of the promoter states that the building plans have been revised on 10.12.2024 and they have submitted the consent of 208 unique allottees out of 284 unique allottees out of total 317 sold units regarding the revision in building plans.

The Authority decides to issue a public notice of 10 days for inviting objections from the allottees in atleast three prominent newspapers (Two English and One Hindi) of wide circulation regarding revision in the building plans.

Further, the office to randomly verify the consents submitted by the promoter.

The matter to come up on 05.02.2025 at 3 pm.

(Ashok Sangwan)
(Ashok Sangwan)
Member, HARERA

(Arun Kumar)
(Arun Kumar)
Chairman, HARERA

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

