Project – AIPL Joy District
RERA-GRG-1825-2024

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		
12.	4(2)(l)(D) Compliances	**RC 07 of 2024 dated 02.02.2024** - Submitted		
13.	4(2)(l)(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**	**Date of approval**	**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 scheme approval	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	
	Third hearing on		05.02.2025	

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. The promoter has submitted a reply on 03.01.2025 which was scrutinized and the status of documents is mentioned below: **On 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. The promoter has submitted a reply on 24.01.2025 which was scrutinized and the status of documents is mentioned below: As per the direction of the Authority in its proceedings dated 20.01.2025, the promoter has published the Public Notice in three newspapers i.e., The Times of India (English), The Tribune (English) and NBT Nav Bharat Times (Hindi) dated 23.01.2025 for objections till 01.02.2025. No objections has been received in respect of public notice dated 23.01.2025. As per the directions of the Authority in proceedings dated 20.01.2025, the consents have been verified randomly.
23.	**Present compliance status as on 05.02.2025 of the clarification conveyed in notice dated 02.01.2025.**	1. 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 uniques allottees. The promoter has submitted the consent of 208 unique allottees which is more than two -third.** 2. **Comparison sheet regarding the revision in the building plans needs to be submitted.** **Status: Submitted.** 3. 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**	1. The promoter has submitted the consent of 208 unique

		allottees out of 294 allottees out of 317 sold units. 2. Comparison sheet of building plans has been submitted. 3. No additional FAR is proposed for registration,

Ashish Dubey
Chartered Accountant

Ashish Kush
05/02/2025
Planning Executive

Day and Date of hearing	Wednesday and 05.02.2025
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 05.02.2025.

Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, 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 promoter has submitted the consents of more than two-third existing allottees in the project. Accordingly, a public notice was published in three newspapers i.e., The Times of India (English), The Tribune (English) and NBT Nav Bharat Times (Hindi) dated 23.01.2025 for inviting objections till 01.02.2025 regarding revision in the building plans of the project.

No objections have been received in the Authority against the same and none appeared before the Authority today.

The concerned official of the Authority is directed to convey the deficiencies, if any in the application.

The matter is adjourned and to come up on 11.02.2025 at 3 pm.

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA