

PROJECT HEARING BRIEF FOR REGISTRATION U/S 4

S.No.	Particulars	Details	
1.	Name of the project	Avenue 81	
2.	Name of the promotor	M/s GLS Infracon Pvt Ltd.	
3.	Nature of the project	Affordable Group Housing colony	
4.	Location of the project	Sector-81, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	GLS Infracon Pvt Ltd. and Veena Industries	
7.	Name of the Collaborator	M/s GLS Infracon Pvt Ltd.	
8.	Whether registration applied for whole	5.6625 acres	
9.	Status of project	Ongoing	
10.	Online Application ID	RERA-GRG-1438-2023	
11.	Date of completion of project as per REP-II/4(2)(I)(c)	31.12.2025	
12.	QPR Compliance (If applicable)	Submitted - June 21 to Dec 24.	
13.	4(2)(I)(d) Compliance (If applicable)	Submitted - 21-22 to 23-24.	
14.	License no.	34 of 2020 dated 30.10.2020	Valid up to 29.10.2025
		160 of 2022 dated 04.10.2022	Valid up to 03.10.2027
15.	Total licensed area	5.6625 acres	Area to be registered 5.6625 acres
16.	RC details	10 of 2021 dated 01.03.2021	Valid up to 31.12.2025
17.	Total Project Cost	Rs 188.75 cr.	
18.	Expenditure Incurred	Rs. 152.14.20 cr.	
19.	Expenditure to be incurred	Rs. 36.61 cr.	
20.	Fee Details		
	Registration Fee	Residential 52136.864 x 2.37 x 10 =Rs. 12,35,644/- Commercial 2116.200 x 1.87 x 20	

				=Rs. 79,146/- Total = Rs. 13,14,790/-
	Processing Fee			N/A
	Late Fee			54,253.064 x 10 =Rs. 5,42,530/-
	Total Fee			Rs. 18,57,320/-
	Amount paid at the time of current application			Rs. 5,58,000/-
	DD no and details			589247 dated 17.11.2023
	Name of the bank issuing			SBI
	Registration fee already paid which is to be adjusted and consider now.			1. Rs. 17,72,000/- 2. Rs. 66,500/- Total = 18,38,500/-
	DD no and date at the time or previous application			3. 533560 dated 08.02.2021. 498103 dated 19.02.2021
	Processing fee already paid which is to be forfeited now			Rs. 5,38,509/-
	Amount to be considered now			18,38,500-5,38,509 = Rs. 12,99,991
	Final Calculation			18,57,320 – 12,99,991 – 5,58,000 = -671
	Deficient amount			NIL
21.	Statutory approvals either applied for or obtained prior to registration			
	S.No.	Particulars	Date of approval	Validity up to
	i)	License Approval	34 of 2020 dated 30.10.2020	29.10.2025
			160 of 2022 dated 04.10.2022	03.10.2027
	ii)	Zoning Plan Approval	DTCP 8657 dated 06.10.2022	
	iii)	Building plan Approval	ZP- 1438/PA(DK)/2023/12854 dated 04.05.2023	03.05.2028
	iv)	Environmental Clearance	SEIAA/HR/2023/309 dated 09.04.2023	08.04.2033
	v)	Airport height clearance	CCZM submitted	
	vi)	Fire scheme approval	FS/2021/27 dated 03.08.2023	
		Revised Fire scheme approval	FS/2023/30 dated 03.08.2023.	
	vii)	Service plan and estimate approval	LC-3774-Asstt.(MS)/2021/22169 dated 06.09.2021	
		Revised Service plan and estimate approval	LC-3774/JE(SK)/2024/3670 dated 31.01.2024.	
	viii)	Electricity load availability connection	Ch. 40/Drg-PLC dated 06.04.2023	

22.	File Status	Date																				
	Project received on	20.11.2023																				
	First notice sent on	06.12.2023																				
	Documents submitted on	07.12.2023																				
	First hearing on	11.12.2023																				
	Documents submitted on	11.12.2023																				
	Second hearing on	08.01.2024																				
	Third hearing on	12.02.2024																				
	Documents submitted on	02.04.2024																				
	Fourth hearing on	15.04.2024																				
	Fifth hearing on	03.06.2024																				
	Sixth hearing on	05.08.2024																				
	Documents submitted on	27.09.2024																				
	Seventh hearing on	30.09.2024																				
	Eighth hearing on	04.11.2024																				
	Ninth hearing on	02.12.2024																				
	Tenth hearing on	27.01.2025																				
Eleventh hearing on	24.03.2025																					
23.	Case History: An application regarding registration of affordable group housing colony namely “Avenue 81” situated at Sector-81, Gurugram, Haryana being developed by M/s GLS Infracon Pvt. Ltd. was submitted on 20.11.2023 under section 4 of Real Estate (Regulation and Development), Act 2016. This application for registration falls under license no. 34 of 2020 dated 30.10.2020 valid up to 29.10.2025. being issued in favour GLS Infracon Pvt Ltd. and Veena Industries in collaboration with M/s GLS Infracon Pvt Ltd. The promoter has applied for the amendment in the existing registration obtained vide no 10 of 2021 dated 01.03.2021 valid up to 31.12.2025. The proposed commercial FAR i.e., 402.136 sqmtr obtained in additional land on area admeasuring 1.8750 acres vide License no. 160 of 2022 dated 04.10.2022 valid up to 03.10.2027 is used in the area falls under license no 34 of 2020 dated 30.10.2020 valid up to 29.10.2025. On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/676 dated 06.12.2023. The promoter was directed to remove the deficiencies/ observations and given an opportunity of hearing on 11.12.2023. Table w.r.t difference in building plans. <table><tr><th>S.No</th><th>Particular</th><th>Old Site Plan</th><th>Revised Site Plan</th><th>Remarks</th></tr><tr><td>1</td><td>Residential FAR</td><td>52135.61</td><td>52135.61</td><td>no change</td></tr><tr><td>2</td><td>Resi. No. of units</td><td>820</td><td>820</td><td>no change</td></tr><tr><td>3</td><td>Comm. FAR</td><td>1714.064</td><td>2116.2</td><td>Diff @ 402.136 sqmt</td></tr></table>		S.No	Particular	Old Site Plan	Revised Site Plan	Remarks	1	Residential FAR	52135.61	52135.61	no change	2	Resi. No. of units	820	820	no change	3	Comm. FAR	1714.064	2116.2	Diff @ 402.136 sqmt
S.No	Particular	Old Site Plan	Revised Site Plan	Remarks																		
1	Residential FAR	52135.61	52135.61	no change																		
2	Resi. No. of units	820	820	no change																		
3	Comm. FAR	1714.064	2116.2	Diff @ 402.136 sqmt																		

4	Comm. No. of units	30	102	Diff @ 72 units
5	Green area	above 15%	above 15%	within permissible limit
6	Comm. Block			Same location but shape change
7	Electric switch yard			Same location but shape change
8	Residential Tower	A to E	A to E	no change

Proceedings dated 11.12.2023.

Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project.

Sh. Ashish Drall (AR) is present on behalf of the promoter and requests for 3 weeks time to submit the 2/3rd consents of existing allottees of the project along with the other remaining deficiencies.

The matter to come up on 08.01.2024.

Proceedings dated 08.01.2024.

Sh. Shashank Sharma, Associate Engineer Executive and Ms. Asha, CA briefed about the facts of the project.

Sh. Ashish Drall (AR) is present on behalf of the promoter.

The AR of the promoter seeks one month's time to comply with the requirements for registration including consent of 2/3rd allottees for revision in the building plan.

The matter to come up on 12.02.2024.

Proceedings dated 12.02.2024.

Sh. Shashank Sharma, Associate Engineer Executive and Mr. Ashish Dubey, CA briefed about the facts of the project.

Sh. Pankaj Sharma and Sh. Sanjeev Kumar are present on behalf of the promoter.

The AR of the promoter seeks two months' time to rectify the deficiencies and further, the applicant is directed to ensure that no 3rd party rights are created in respect of the project prior to registration of the revised and increased commercial component under the project. This shall be the last opportunity.

The matter to come up on 15.04.2024.

Proceedings dated 15.04.2024.

Sh. Shashank Sharma, Associate Engineer Executive and Mr. Ashish Dubey, CA briefed about the facts of the project.

Sh. Pankaj Sharma and Sh. Ashish Drall (AR) are present on behalf of the promoter and seeks six week time to submit the consent of 2/3rd allottees in view of revision in the building plan. Further the errors in the QPR shall also be looked into for reconciliation/rectification.

The matter to come up on 03.06.2024.

Proceedings dated 03.06.2024.

Sh. Shashank Sharma, Associate Engineer Executive and Mr. Ashish Dubey, CA briefed about the facts of the project.

Sh. Pankaj Sharma (AR) and Sh. Sanjeev Kumar (AR) are present on behalf of the promoter.

The AR of the promoter is directed to submit 2/3rd consent of the allottees prior to

registration of the increased commercial component from 4% to 8% along with other deficiencies. The AR further states that about 70% development/construction work stands completed and project will be completed before the due date i.e., 31.12.2025. The concerned AEE to visit the site and submit the status report.

The matter to come up on 05.08.2024.

As per the site visit done, it is found that construction work of all the 5 towers has been completed and finishing work is being carried out at the site by the promoter and near about 200-220 labours are working on the site.

On 05.08.2024., the matter was adjourned to 30.09.2024.

The promoter has submitted the no objection/consent of 104 allottees only. There is total 820 allottees in the project and promoter has to submit the consents of 2/3rd allottees i.e., 547 for revision in building plans.

Proceedings dated 30.09.2024.

Sh. Shashank Sharma, Associate Engineer Executive and Mr. Ashish Dubey, CA briefed about the facts of the project.

Sh. Pankaj Sharma (AR) is present on behalf of the promoter and seeks 4 weeks' time for submission of 2/3rd consent in view of the revision in the building plan wherein the number of shops within overall permissible area has been increased.

The matter to come up on 04.11.2024.

The promoter has submitted the no objection/consent of 134 allottees only. There is total 820 allottees in the project and promoter has to submit the consents of 2/3rd allottees i.e., 547 for revision in building plans.

On 04.11.2024., the matter was adjourned to 02.12.2024.

Proceedings dated 02.12.2024.

Sh. Shashank Sharma, Associate Engineer Executive and Mr. Ashish Dubey, CA briefed about the facts of the project.

Sh. Pankaj Sharma (AR) is present on behalf of the promoter.

The AR of the promoter seeks 8 weeks time for submission of the 2/3rd consents due to revision in the building plans. The request is allowed.

The matter to come up on 27.01.2025.

Proceedings dated 27.01.2025.

Sh. Shashank Sharma, Associate Engineer Executive and Mr. Ashish Dubey, CA briefed about the facts of the project.

Sh. Ashish Drall (AR) and Sh. Pankaj Sharma (AR) are present on behalf of the promoter and seeks six weeks time for submission of remaining 2/3rd consents of allottees for changes in the commercial component.

Keeping in view of the above, one last opportunity is being given for submitting the requisite consents of at least 2/3rd allottees and no sale/booking in respect of the said project shall be made till its submission.

The matter to come up on 24.03.2025

24.	Present compliance status as on 24.03.2025 of deficient documents as observed in last hearing dated 27.01.2025.	- 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. Status – Submitted but needs to be revised. - Corrections in online detailed project information needs to be done. Status – Submitted but needs to be revised. 2/3rd consents of existing allottees needs to be submitted. Status –Submitted the no objection/consent of 104 allottees only. - Copy of revised approved fire scheme needs to be submitted. Status – Submitted. - Copy of revised approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted. Status – Submitted. - Airport Height clearance needs to be submitted. Status – CCZM submitted as Airport height clearance is not required because the said project site is situated outside the zone for which one needs to get the NOC from AAI. - Mutation certified on latest dates needs to be submitted. Status – Submitted. - Non-encumbrance certificate not below the rank of tehsildar & certified on the latest date needs to be submitted. Status – Submitted. - Tree cutting permission NOC from DFO, Forest land diversion NOC, Power Line shifting NOC, Natural conservation zone NOC or affidavit for non- applicability needs to be submitted. Status – Submitted. - Land title search report certified on latest dates needs to be submitted. Status – Submitted. - BBA needs to be revised along with payment plan. Status –Submitted. - Annual audited report u/s 4(2)(l)(d) needs to be submitted for the financial year 2020-21, 2021-22, 2022-23. Status – Submitted. - COI needs to be provided. Status – Submitted. - CHG form needs to be provided. Status – Submitted. - Quarterly statement for the expenditure (IDW) needs to be provided. Status – Submitted.
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		16. Cost of the land needs to be clarified according to the area applied for the registration. Status - Submitted but needs to be revised.
		17. Copy of paid challan of EDC needs to be provided. Status - Submitted.
25.	Remarks	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 in online detailed project information needs to be done. 3. 2/3 rd consents of existing allottees needs to be submitted. 4. Cost of the land needs to be clarified according to the area applied for the registration.

Ashish Dubey
Ashish Dubey
Chartered Accountant

Shashank Sharma
Shashank Sharma
Associate Engineer Executive

Day and Date of hearing Monday and 24.03.2025.

Proceeding recorded by Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Sh. Shashank Sharma, Associate Engineer Executive and Mr. Ashish Dubey, CA briefed about the facts of the project.
Ms. Vanshika Gupta (Advocate) is present on behalf of the promoter and requests for one last opportunity to submit the consents.

The Authority observes that instant application has been made for amendment of existing registration i.e., due to revision in the building plans. The promoter has not submitted the required 2/3rd consents of existing allottees of the project as per the section 14(2) of the Act of 2016. Hence the application made by the promoter is hereby rejected as a number of opportunities to the promoter have already been granted to complete the deficit documents including 2/3rd consents of existing allottees. The processing fees paid shall be forfeited. Further promoter is also restrained to create third-party rights on the whole project.

(Ashok Sangwan)
(Ashok Sangwan)
Member, HARERA

V. I. 3
(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
(Arun Kumar)
Chairman, HARERA

