

Project Name: Pivotal Infrastructure Pvt. Ltd. for their Group Housing on land measuring 20.3125 acres situated in Sector-70, Faridabad.

Present : Ashish Drall, Architect of the company.

Date of Consideration of the application: 8.05.2018.

The Architect of the company informed that they have requested for registration of their group housing project for land measuring 20.31 acres forming part of Sector-70, Faridabad. He also informed that the above area has been licensed by the department of Town and Country Planning vide license No. 78 of 2009 for an area measuring 13.48 acres which is valid upto 2.12.2019 and License No. 33 of 2010 for an area measuring 6.83 acres which was valid upto 19.04.2018. License No. 33 of 2010 requires revalidation.

The total cost of the project is Rs.494 crores and 90% part completion has already been obtained.

The Authority observed that license No. 78 of 2009 has been granted to various companies and individuals including Pivotal Infrastructure Pvt. Ltd. However, license no. 33 of 2010 has been granted to Pivotal Infrastructure Pvt. Ltd. and Pivotal Realty Pvt. Ltd. in collaboration with DD Townships Pvt. Ltd. The Department of Town and Country Planning on 5.05.2010 had decided to transfer license No. 78 of 2009 in favour of Pivotal Infrastructure subject to the condition that the Licensees should transfer the ownership of the licensed land to Pivotal Infrastructure Pvt. Ltd. and that the bank guarantees relating to external development and

internal development charges are submitted by pivotal infrastructure Pvt. Ltd.

However, no documents have been submitted showing that the licenses have either been transferred or that the Promoter has Collaborated with the licensees. In case of Collaboration, the promoter should submit copies of the Collaboration Agreements alongwith a gist of the important clauses of the agreement executed with each Collaborator. It should be stated clearly by the applicant whether the Collaboration Agreements are registered or un-registered and whether they are irrevocable or not? (agreements should be registered and irrevocable)


The Authority also observed that in "Part-C" of REP-I the applicant has stated that the said project was started in October'2012 and the scheduled date of completion is October'2017. It should be intimated if the project has been completed and the licensee/promoter has applied for a completion certificate to the department.


The applicant is also directed to submit the following:


- i. Documents showing the completion of 90% of the project;
- ii. Since the building plans approved on 27.08.2012 are no longer valid, a copy of the legible revalidated plans and services plans/estimates be submitted;
- iii. The total FAR of Group Housing and the FAR of the commercial component be intimated to work out deficit registration fee;
- iv. The applicant should also submit "Part-C" of REP-I notified vide Gazette notification dated 16th May'2018 (copy enclosed).
- v. The applicant should get the entry of grant of licence made in the Jamabandi and the Rojnamcha record of the Revenue Department, so that, it could not be alienated. A copy of the same may also be furnished to the Authority;
- vi. Copy of license with Form LC-IV and bilateral agreement;

- vii. A cash flow statement in respect of the project area should be furnished to understand the sources of funds for completing the project;
- viii. The project appears to be an on-going project. Some apartments appear to have already been allotted. The applicant shall state clearly the total number of apartments sold. Further, the amount of money already collected from the existing allottees and the amount yet to be collected from them should also be furnished. The date of completion of the project and schedule of handing over the apartments should be furnished;

The applicant requested for three weeks time to file reply and the Authority adjourned the matter to 05.06.2018.


Dilbag Singh Sihag
Member


Anil Kumar Panwar
Member


Rajan Gupta
Chairman