

**Project hearing brief**

S.No.	Particulars	Details		
1.	Name of the project	GLS Courtyard		
2.	Name of the promoter	M/s GLS Infraprojects Pvt. Ltd.		
3.	Nature of the project	Commercial Plotted Colony (SCO)		
4.	Location of the project	Sector- 95, Gurugram		
5.	Legal capacity to act as a promoter	License Holder		
6.	Status of project	New		
7.	Whether registration applied for whole	Whole Project		
8.	Online application ID	RERA-GRG-PROJ-998-2022		
9.	License no.	103 of 2021 dated 08.12.2021	Valid up to 07.12.2026	
10.	Total licensed area	2.95625 acres	Area to be registered 2.95625 acres	
11.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	103 of 2021 dated 08.12.2021	07.12.2026
	ii)	Zoning Plan Approval	N/A	N/A
	iii)	Layout plan Approval	Drg. No DTCP 8053	09.12.2021
	iv)	Environmental Clearance	N/A	N/A
	v)	Architectural Control Sheet	Not Provided	
	vi)	Service plan and estimate approval	Applied on 03.01.2022	
12.	File Status	Date		
	File received on	10.01.2022		
	First notice Sent on	21.01.2022		
	First hearing on	31.01.2022		
14.	Status of Documents	1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Submitted but needs to be corrected. 2. Online DPI needs to be corrected. Status: Submitted but needs to be corrected. 3. Approved Service Plan and Estimates needs to be submitted. Status: Applied copy submitted but pending for final approval.		



HARERA

GURUGRAM

GLS Courtyard

RERA-GRG-PROJ-998-2022

	<ol style="list-style-type: none"><li>4. Approvals / NOC's from various agencies for connecting external services like water supply, sewage disposal and storm water drainage needs to be submitted. <b>Status: Submitted.</b></li><li>5. Demarcation plan and architectural control sheet needs to be submitted. <b>Status: Not submitted.</b></li><li>6. Electrical load availability NOC needs to be submitted. <b>Status: Submitted.</b></li><li>7. Project report needs to be revised. <b>Status: Submitted.</b></li><li>8. List of inventory needs to be submitted. <b>Status: Submitted.</b></li><li>9. Draft Allotment letter is not as per the prescribed format. <b>Status: Submitted.</b></li><li>10. Draft Builder Buyer Agreement is not as per the prescribed format. <b>Status: Submitted but needs to be revised.</b></li><li>11. Draft brochure of the project needs to be submitted. <b>Status: Not submitted.</b></li><li>12. Interest cost to financial institution needs to be clarified. <b>Status: Clarified.</b></li><li>13. CA certificate of promoter equity needs to be revised. <b>Status: Submitted.</b></li><li>14. Non default certificate produced by the chartered accountant needs to be revised. <b>Status: Submitted.</b></li><li>15. Bank account number as mentioned in part H of the DPI needs to be revised. <b>Status: Submitted.</b></li><li>16. Loan sanction letter for the amount of Rs. 70 crore needs to be submitted. <b>Status: Submitted.</b></li><li>17. An undertaking from the promoter regarding EDC to ensure that the 10% of total receipts in project RERA account should be transferred in state treasury account until it is fully paid. <b>Status: Submitted.</b></li><li>18. Affidavit by the promoter keeping in view of section 4(2)(I)(D) needs to be revised. <b>Status: Submitted.</b></li><li>19. Bank undertaking needs to be revised. <b>Status: Submitted.</b></li><li>20. Directors report for the three preceding financial year needs to be submitted. <b>Status: Submitted.</b></li><li>21. Annual report for the financial year 2020-21 needs to be submitted. <b>Status: Submitted.</b></li></ol>
<b>Deficit Documents</b>	<ol style="list-style-type: none"><li>1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.</li></ol>

**Email :** hareragurugram@gmail.com, reragurugram@gmail.com, **Website :** www.harera.in  
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016  
Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

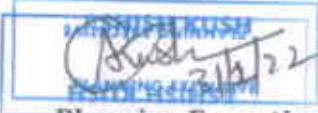
	<ol style="list-style-type: none"> <li>2. Online DPI needs to be corrected.</li> <li>3. Approved Service Plan and Estimates needs to be submitted.</li> <li>4. Demarcation plan and architectural control sheet needs to be submitted.</li> <li>5. Draft Builder Buyer Agreement needs to be revised.</li> <li>6. Draft brochure of the project needs to be submitted.</li> </ol>
<b>Day and Date of hearing</b>	Monday and 31.01.2022
<b>Proceeding recorded by</b>	Ramniwas

**Case History:-**

The promoter M/s GLS Infraprojects Pvt. Ltd. who is a License Holder applied for the registration of real estate project namely "GLS Courtyard" located at Sector-95, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 27519 dated 10.01.2022 and RPIN-420. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-998-2022. The project area for registration is same as that of the licensed area i.e. 2.95625 acres. License no - 103 of 2021 dated 08.12.2021. The application for registration was scrutinized and 1<sup>st</sup> deficiency notice vide notice no. HARERA/GGM/RPIN/420 dated 21.01.2022 was issued to the promoter with an opportunity of being heard on 31.01.2022.

The promoter submitted a reply dated 28.01.2022, after scrutiny of the reply the remaining deficiencies were mentioned below:

1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.
2. Online DPI needs to be corrected.
3. Approved Service Plan and Estimates needs to be submitted.
4. Demarcation plan and architectural control sheet needs to be submitted.
5. Draft Builder Buyer Agreement needs to be revised.
6. Draft brochure of the project needs to be submitted.

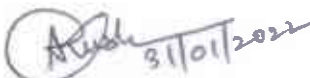

  
**Planning Executive**
**REPRESENTED THROUGH**

Sr. no.	Name	Designation	Mobile No.	E-mail
1.				

**PROCEEDINGS OF THE DAY**

Proceedings dated: 31.01.2022

Sh. Ashish Kush, Planning Executive briefed about the facts of the project through video conferencing. By the orders of the authority the promoter is directed to remove the deficit documents as mentioned above. The matter to come up on 07.02.2022.


  
 31/01/2022

**By the orders of the authority**

