



New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विभाग गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

**GLS Courtyard**  
**RERA-GRG-PROJ-998-2022**

**Project hearing brief**

S.No.	Particulars	Details	
1.	<b>Name of the project</b>	GLS Courtyard	
2.	<b>Name of the promoter</b>	M/s GLS Infraprojects Pvt. Ltd.	
3.	<b>Nature of the project</b>	Commercial Plotted Colony (SCO)	
4.	<b>Location of the project</b>	Sector- 95, Gurugram	
5.	<b>Legal capacity to act as a promoter</b>	License Holder	
6.	<b>Status of project</b>	New	
7.	<b>Whether registration applied for whole</b>	Whole Project	
8.	<b>Online application ID</b>	RERA-GRG-PROJ-998-2022	
9.	<b>License no.</b>	103 of 2021 dated 08.12.2021	Valid up to 07.12.2026
10.	<b>Total licensed area</b>	2.95625 acres	Area to be registered 2.95625 acres
11.	<b>Statutory approvals either applied for or obtained prior to registration</b>		
	<b>S.No</b>	<b>Particulars</b>	<b>Date of approval</b>
	i)	<b>License Approval</b>	103 of 2021 dated 08.12.2021
	ii)	<b>Zoning Plan Approval</b>	N/A
	iii)	<b>Layout plan Approval</b>	Drg. No DTCP 8053
	iv)	<b>Environmental Clearance</b>	N/A
	v)	<b>Architectural Control Sheet</b>	Not Provided
	vi)	<b>Service plan and estimate approval</b>	Applied on 03.01.2022
12.	<b>File Status</b>	<b>Date</b>	
	<b>File received on</b>	10.01.2022	
	<b>First notice Sent on</b>	21.01.2022	
	<b>First hearing on</b>	31.01.2022	
	<b>Second hearing on</b>	07.02.2022	
14.	<b>Status of Documents</b>	<ol style="list-style-type: none"> <li>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.</li> <li>Online DPI needs to be corrected. Status: Submitted but needs to be corrected.</li> <li>Approved Service Plan and Estimates needs to be submitted. Status: Applied copy submitted but pending for final approval.</li> <li>Approvals / NOC's from various agencies for connecting external services like water supply, sewage disposal and storm water drainage needs to be submitted.</li> </ol>	



	<p><b>Status: Submitted.</b></p> <p>5. Demarcation plan and architectural control sheet needs to be submitted. <b>Status: Not submitted.</b></p> <p>6. Electrical load availability NOC needs to be submitted. <b>Status: Submitted.</b></p> <p>7. Project report needs to be revised. <b>Status: Submitted.</b></p> <p>8. List of inventory needs to be submitted. <b>Status: Submitted.</b></p> <p>9. Draft Allotment letter is not as per the prescribed format. <b>Status: Submitted.</b></p> <p>10. Draft Builder Buyer Agreement is not as per the prescribed format. <b>Status: Submitted but needs to be revised.</b></p> <p>11. Draft brochure of the project needs to be submitted. <b>Status: Not submitted.</b></p> <p>12. Interest cost to financial institution needs to be clarified. <b>Status: Clarified.</b></p> <p>13. CA certificate of promoter equity needs to be revised. <b>Status: Submitted.</b></p> <p>14. Non default certificate produced by the chartered accountant needs to be revised. <b>Status: Submitted.</b></p> <p>15. Bank account number as mentioned in part H of the DPI needs to be revised. <b>Status: Submitted.</b></p> <p>16. Loan sanction letter for the amount of Rs. 70 crore needs to be submitted. <b>Status: Submitted.</b></p> <p>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></p> <p>18. Affidavit by the promoter keeping in view of section 4(2)(I)(D) needs to be revised. <b>Status: Submitted.</b></p> <p>19. Bank undertaking needs to be revised. <b>Status: Submitted.</b></p> <p>20. Directors report for the three preceding financial year needs to be submitted. <b>Status: Submitted.</b></p> <p>21. Annual report for the financial year 2020-21 needs to be submitted. <b>Status: Submitted.</b></p>
<b>Deficit Documents</b>	<p>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.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. Approved Service Plan and Estimates needs to be submitted.</p>

		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.
--	--	--

<b>Day and Date of hearing</b>	Monday and 07.02.2022
<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.

On 31.01.2022, 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.

  
ASHISH KUSH  
07/2/22  
PLANNING EXECUTIVE  
Planning Executive

**REPRESENTED THROUGH**


Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Ashish Drall	Sr. GM		

**PROCEEDINGS OF THE DAY**

Proceedings dated: 07.02.2022  
Sh. Ashish Kush, Planning Executive briefed about the facts of the project through video conferencing.  
Sh. Ashish Drall (Sr. GM) and Sh. Pankaj Sharma (Legal Manager) are present on behalf of the promoter who appraises that the approval of service plan estimates as well as demarcation plan and standard design stand submitted in the office of DTCP on 27.12.2021 itself and are at advance stage of approval. The corrections in online DPI and a few other deficit documents are also being submitted and request for an adjournment of 15 days for the rectification and submission of all deficit documents.

The matter to come up on 21.02.2022.

  
**Vijay Kumar Goyal**  
Member

  
**Dr. K.K. Khandelwal**  
Chairman

