

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	Validity up to
	i)	License Approval	07.12.2026
	ii)	Zoning Approval Plan	N/A
	iii)	Layout Approval plan	09.12.2021
	iv)	Environmental Clearance	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	
	Second hearing on	07.02.2022	
	Third hearing on	21.02.2022	
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.	



	<p>Status: Applied copy submitted but pending for final approval.</p> <p>4. Demarcation plan and architectural control sheet needs to be submitted. Status: Not submitted.</p> <p>5. Draft Builder Buyer Agreement is not as per the prescribed format. Status: Submitted but needs to be revised.</p> <p>6. Draft brochure of the project needs to be submitted. Status: Not submitted.</p>
Deficit Documents	<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> <p>4. Demarcation plan and architectural control sheet needs to be submitted.</p> <p>5. Draft Builder Buyer Agreement needs to be revised.</p> <p>6. Draft brochure of the project needs to be submitted.</p>
Day and Date of hearing	Monday and 21.02.2022
Proceeding recorded by	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 1st 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 conveyed to the promoter. On 31.01.2022, By the orders of the authority the promoter is directed to remove the deficit documents as mentioned above. The matter was fixed for 07.02.2022. On 07.02.2022, the promoter requested for the adjournment of 15 days for the rectification and submission of all deficit documents. The matter to come up on 21.02.2022. The remaining deficiencies are 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.


ASHISH KUSH
PLANNING EXECUTIVE

Planning Executive

REPRESENTED THROUGH

Sr. no.	Name	Designation	Mobile No.	E-mail
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**HARERA****GURUGRAM**

GLS Courtyard

RERA-GRG-PROJ-998-2022

1.	Sh. Ashish Drall	Sr. GM	9717994844	Ashish.drall@glsho.com
2.	Sh. Pankaj Sharma	Legal Manager	9999356401	Pankaj.sharma@glsho.com

PROCEEDINGS OF THE DAY

Proceedings dated: 21.02.2022

Sh. Ashish Kush, Planning Executive briefed about the facts of the project through video conferencing.

Sh. Ashish Drall (Senior GM) and Pankaj Sharma (Legal Manager) are present on behalf of the promoter.

After scrutiny of the reply, it was found that some deficiencies are remaining which are 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.

The Authority directed the promoter to submit the deficit documents within 15 days.

The matter to come up on 07.03.2022.

Vijay Kumar Goyal
Member

Dr. K.K. Khandelwal
Chairman

