

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
	i)	License Approval	103 of 2021 dated 08.12.2021
	ii)	Zoning Plan Approval	N/A
	iii)	Layout plan Approval	Drg. No DTCP 8053
	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	
	Fourth hearing on	07.03.2022	
	Fifth hearing on	28.03.2022(adjourned)	
	Sixth hearing on	31.03.2022 (adjourned)	
	Seventh hearing on	02.04.2022	



	Eighth hearing on	25.04.2022
	Ninth hearing on	09.05.2022
14.	Status of Documents	<ol style="list-style-type: none"> 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. Online DPI needs to be corrected. Status: Submitted. Approved Service Plan and Estimates needs to be submitted. Status: Applied copy submitted but pending for final approval. Demarcation plan and architectural control sheet needs to be submitted. Status: Not submitted. Draft Builder Buyer Agreement is not as per the prescribed format. Status: Submitted but needs to be revised. Draft brochure of the project needs to be submitted. Status: Not submitted.
	Deficit Documents	<ol style="list-style-type: none"> Approved Service Plan and Estimates needs to be submitted. Demarcation plan and architectural control sheet needs to be submitted. Draft Builder Buyer Agreement needs to be revised. Draft brochure of the project needs to be submitted.
Day and Date of hearing		Monday and 09.05.2022
Proceeding recorded by		Ram Niwas
Case History:-		
<p>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.</p> <p>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 were conveyed to the promoter.</p> <p>On 21.02.2022, the directed the promoter to submit the deficit documents within 15 days and matter was fixed for 07.03.2022. On 07.03.2022, the promoter requested for two weeks' time for the rectification of the deficiencies and the Authority accepted the request and fixed the matter for 28.03.2022. The promoter submitted a reply on 24.03.2022 which was scrutinized and the remaining deficiencies were conveyed to the promoter.</p> <p>On 28.03.2022, the matter was adjourned and fixed for 31.03.2022. On 31.03.2022, the matter was adjourned and fixed for 02.04.2022.</p>		




On 02.04.2022, the AR of the promoter submits that the service plan estimates as well architectural control sheets are in advance stage of approval and seeks 2 weeks' time for their submission. The authority decided to adjourn the matter for 25.04.2022.

On 25.04.2022, The AR of the promoter requested for 2 weeks' time for submitting deficit documents and approvals. The matter was fixed for 09.05.2022.

The promoter submitted a reply on 06.05.2022 which was scrutinized and the remaining deficiencies are mentioned below:

1. Approved Service Plan and Estimates needs to be submitted.
2. Demarcation plan and architectural control sheet needs to be submitted.
3. Draft Builder Buyer Agreement needs to be revised.
4. Draft brochure of the project needs to be submitted.


ASHISH KUSH
09/05/2022
PLANNING EXECUTIVE
Planning Executive
ASHISH KUSH

REPRESENTED THROUGH

Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Sh. Ashish Drall	Sr. GM	9717994849	Ashish.drall@glsho.com

PROCEEDINGS OF THE DAY

Proceedings dated: 09.05.2022

Sh. Ashish Kush (Planning Executive) briefed about the facts of the case.

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

The promoter fails to comply with all the deficiencies conveyed earlier. The remaining deficiencies are mentioned below:

1. Approved Service Plan and Estimates needs to be submitted.
2. Demarcation plan and architectural control sheet needs to be submitted.
3. Draft Builder Buyer Agreement needs to be revised.
4. Draft brochure of the project needs to be submitted.

The authority directed the promoter to submit the deficit documents. As the architectural control sheet and service plan and estimates are the pre-requisite for the registration.

The matter to come up on 16.05.2022.



Vijay Kumar Goyal
Member, Harera, Gurugram



Dr. K.K. Khandelwal
Chairman, Harera, Gurugram

