

**PROJECT HEARING BRIEF FOR PROJECT REGISTRATION U/S 4 OF THE ACT, 2016**

SNo.	Particulars	Details	
1.	Name of the project	GLS Arawali City	
2.	Name of the promotor	M/s GLS Infratech Pvt. Ltd.	
3.	Nature of the project	Affordable Residential Plotted Colony under DDJAY	
4.	Location of the project	Sector 04, Sohna, Gurugram	
5.	Legal capacity to act as a promoter	Licensee	
6.	Name of the license holder	M/s GLS Infratech Pvt. Ltd.	
7.	Whether registration applied for whole	Whole	
8.	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1353-2023	
10.	License no.	72 of 2023 dated 06.04.2023	Valid up to 05.04.2028
11.	Total licensed area	10.420139 Acres	Area to be registered 10.420139 Acres
12.	Project completion date as declared u/s 4(2)(I)(c)	01.04.2028	
13.	QPR compliance	N/A	
14.	4(2)(I)(D) compliance	N/A	
15.	Compliance of conditions of RC	N/A	
16.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	06.04.2023
	ii)	Zoning Plan Approval	12.05.2023
	iii)	Layout plan Approval	06.04.2023
			Validity up to 05.08.2028

	iv) Environmental Clearance	N/A
	v) Airport height clearance	N/A
	vi) Fire scheme approval	N/A
	vii) Service plan and estimate approval	Not submitted
	viii) Electricity load availability connection	11.04.2023
17.	<b>Fee details</b>	
	Registration fee	(40481.99 x 10) + (1686.75 x 20) =Rs. 4,38,555/-
	Processing Fee	42168.74 x 10 =Rs. 4,21,688/-
	Late fee	Nil
	Total fee	Rs. 8,60,243/-
18.	<b>DD amount</b>	
	DD no. and date	809197 dated 12.04.2023
	Name of the bank issuing	SBI
	Deficient amount	Nil
19.	<b>File Status</b>	
	Project received on	13.04.2023
	Notice sent on	26.04.2023
	First hearing on	01.05.2023
	First reply submitted on	04.05.2023
	Second hearing on	15.05.2023
	Second reply submitted on	15.05.2023
20.	Case history- The promoter i.e., M/s GLS Infratech Pvt. Ltd. has applied on dated 13.04.2023 for registration of their affordable plotted colony under DDJAY namely "GLS Arawali City" located at Sector 04, Sohna, Gurugram, under section 4 of Real Estate (Regulation and Development), Act 2016.	

**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 अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16





	<p>This application relates to the license no. 72 of 2023 dated 06.04.2023 and valid up to 05.04.2028 issued by the DTCP in favour of M/s GLS Infratech Pvt. Ltd. to set up an affordable plotted colony under DDJAY over an area measuring 10.420139 acres in sector- 4, Sohna, Gurugram.</p> <p>The current project comprises of 146 residential plots and a commercial block being developed by M/s GLS Lansdowne Pvt. Ltd.</p> <p>On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter and an opportunity of hearing is provided on 01.05.2023. On 01.05.2023, the matter was adjourned to 15.05.2023</p> <p><u>Proceedings dated 15.05.2023</u></p> <p>Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.</p> <p>Sh. Ashish Drall (Sr. GM) and Sh. Pankaj Sharma (Legal Manager) are present on the behalf of the promoter. The AR of the promoter has submitted a reply to the remaining deficiencies in the Authority today itself which needs to be examined by the office. The concerned executive shall examine the reply and put up before next date of hearing.</p> <p>The matter to come up on 23.05.2023.</p>	
21.	<p><b>Present compliance status as on 23.05.2023 of deficient documents as observed on 15.05.2023</b></p>	<ol style="list-style-type: none"><li>1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each. <b>Status: Done</b></li><li>2. Corrections marked on the hard copy of online DPI need to be done. <b>Status: Done</b></li><li>3. Approved service plans and estimates need to be submitted. <b>Status: the promoter undertakes to submit the same within three months from the date of grant of registration.</b></li><li>4. Approved zoning plan needs to be submitted. <b>Status: Submitted</b></li><li>5. Loan sanction letter and disbursement schedule and repayment schedule needs to be provided. <b>Status: Submitted</b></li><li>6. Quarterly statement for the expenditure needs to be provided. <b>Status: Submitted</b></li></ol>
22.	<p><b>Remarks</b></p>	<ol style="list-style-type: none"><li>1. Approved service plans and estimates need to be submitted.</li></ol>

**Status:** The promoter has submitted DD no. 809274 dated 17.05.2023 of SBI amounting to Rs. 25 lacs as security to submit the approved service plans and estimates in the Authority within three months.

**Recommendations:** The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the approved service plan & estimates.

The promoter has submitted DD no. 809274 dated 17.05.2023 of SBI amounting to Rs. 25 lacs as security to submit the approved service plans and estimates in the Authority within three months.

It is recommended that the Authority may consider for grant of registration subject to the submission of approved service plans and estimates in the Authority within three months failing which the security amount submitted by the promoter may be forfeited.

  
(Asha)

Chartered Accountant



(Ar. Neeraj Gautam)

Associate Architectural Executive

Day and Date of hearing Tuesday and 23.05.2023

Proceeding recorded by Sh. Ram Niwas

**PROCEEDINGS OF THE DAY**

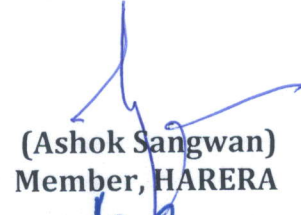
Proceedings dated 23.05.2023


Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

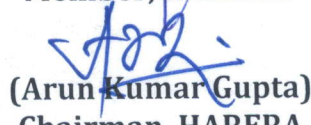
Sh. Ashish Drall (Sr. GM) and Sh. Pankaj Sharma (Legal Manager) are present on the behalf of the promoter.

Approved as proposed.

  
(Sanjeev Kumar Arora)  
Member, HARERA

  
(Ashok Sangwan)  
Member, HARERA

  
(Vijay Kumar Goyal)  
Member, HARERA

  
(Arun Kumar Gupta)  
Chairman, HARERA