

Project GLS Arawali City  
Promoter M/s GLS Infratech Pvt. Ltd.

**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	Validity up to
	i)	License Approval	05.08.2028
	ii)	Zoning Plan Approval	Not approved
	iii)	Layout plan Approval	06.04.2023
	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.	DD amount		Rs. 8,62,000/-
	DD no. and date		809197 dated 12.04.2023
	Name of the bank issuing		SBI
	Deficient amount		Nil
19.	<b>File Status</b>		<b>Date</b>
	Project received on		13.04.2023
	Notice sent on		26.04.2023
	First hearing on		01.05.2023
20.	Case history-		
	<p>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.</p> <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>		



**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



21.	<b>Present compliance status as on 15.05.2023 of deficient documents as observed on 01.05.2023</b>	<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: Not done</b></li> <li>2. Corrections marked on the hard copy of online DPI need to be done. <b>Status: Not done</b></li> <li>3. Land title search report needs to be submitted. <b>Status: Submitted</b></li> <li>4. Approved service plans and estimates need to be submitted. <b>Status: Not submitted</b></li> <li>5. Demarcation plan needs to be submitted. <b>Status: Submitted</b></li> <li>6. Approved zoning plan needs to be submitted. <b>Status: Not submitted</b></li> <li>7. Superimposed demarcation plan on approved layout plan needs to be submitted. <b>Status: Submitted</b></li> <li>8. PERT chart of the project proposed needs to be submitted. <b>Status: Submitted</b></li> <li>9. Payment plan of the project proposed needs to be submitted. <b>Status: Submitted</b></li> <li>10. Loan sanction letter and disbursement schedule and repayment schedule needs to be provided. <b>Status: Promoter stated that there is no encumbrance and/ or loan on the project. However, loan sanction letters, disbursement schedule and repayment schedule which was attached in CHG form needs to be provided.</b></li> <li>11. Quarterly statement for the expenditure needs to be provided. <b>Status: Submitted. Needs to be revised.</b></li> <li>12. Revised cash flow Statement needs to be submitted. <b>Status: Submitted</b></li> <li>13. Cost of the land needs to be clarified according to the area applied for the registration. <b>Status: Clarified</b></li> <li>14. CHG form needs to be provided. <b>Status: Submitted</b></li> <li>15. COI needs to be provided. <b>Status: Submitted</b></li> <li>16. Original copy of bank undertaking needs to be provided. <b>Status: Submitted</b></li> </ol>
22.	<b>Remarks</b>	<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: Not done</b></li> </ol>

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 (Asha) Chartered Accountant	 (Ar. Neeraj Gautam) Associate Architectural Executive

Day and Date of hearing	Monday and 15.05.2023
Proceeding recorded by	Sh. Ram Niwas

**PROCEEDINGS OF THE DAY**

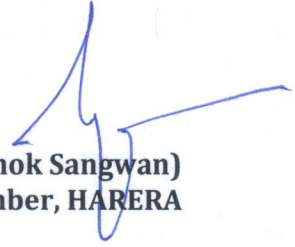
Proceedings dated 15.05.2023

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

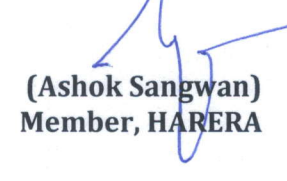
Sh. Ashish Drall (Sr. GM) and Sh. Pankaj Sharma (Legal Manager) are present on the behalf of the promoter. The AR of the promoter has submitted a reply to the remaining deficiencies in the Authority today itself which needs to be examined by the office. The concerned executive shall examine the reply and put up before next date of hearing.

The matter to come up on 23.05.2023.

  
(Sanjeev Kumar Arora)  
Member, HARERA

  
(Ashok Sangwan)  
Member, HARERA

  
(Vijay Kumar Goyal)  
Member, HARERA

  
(Arun Kumar Gupta)  
Chairman, HARERA