



New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह सिविल लाईंस गुरुग्राम हरियाणा

GLS Courtyard
RERA-GRG-PROJ-1416-2023

Hearing brief for project registration u/s 4

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	Collaborator	
6.	Name of license holder	M/s GLS Infraprojects Pvt. Ltd., Smt Maya Devi and Sh. Rajender	
7.	Status of project	New	
8.	Whether registration applied for whole/phase	Whole Project	
9.	Completion date as mentioned in REP-II	10.07.2028	
10.	Online application ID	RERA-GRG-PROJ-1416-2023	
11.	License no.	103 of 2021 dated 08.12.2021 145 of 2023 dated 11.07.2023	Valid up to 07.12.2026 Valid upto 10.07.2028
12.	Total licensed area	3.8375 acres	Area to be registered 3.8375 acres (2.95625 acres already registered and 0.88125 acres applied)
13.	QPR status (RC no. 38 of 2022 dated 23.05.2022)	Submitted	
14.	4(2)(I)(D) reports status	Not submitted	
15.	Other conditions of RC (para G)	N/A	
16.	4(2)(I)(C) compliance	N/A	
17.	Status of change of bank account	N/A	
18.	Details of proceedings pending against the project	N/A	
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval 103 of 2021 dated 08.12.2021 145 of 2023 dated 11.07.2023	07.12.2026 10.07.2028
	ii)	Zoning Plan Approval N/A	N/A
	iii)	Layout plan Approval Drg No. DGTCP 9399 dated 12.07.2023	N/A
	iv)	Environmental Clearance N/A	N/A
	v)	Architectural Control Sheet Not submitted	
	vi)	Service plan and estimate approval Not submitted	

20.	Fee details	
	Registration fee	23,294.68 * 1.5 * 20 = Rs 6,98,840/-
	Processing fee	23,294.68 * 10 = Rs 2,32,947/-
	Late fee	N/A
	Total	Rs 9,31,787/-
21.	DD amount	Rs 7,18,000/- Rs. 2,27,000/- Rs. 1,66,456/-
	DD no. and date	498269 dated 04.01.2022 500274 dated 21.08.2023 500279 dated 19.09.2023
	Name of the bank issuing	Yes Bank
	Fee paid for earlier registration and considered in this case	Rs 5,38,331/- (Only registration fee (5,38,331) considered after excluding processing fee (1,79,444) out of paid DD of amount Rs. 7,18,000/-)
	Fee paid at the time of this application	Rs. 2,27,000/-
	Total fee paid and considered	Rs 9,31,787/-
	Deficient amount	Nil
Note: The fee has been calculated on total FAR as per revised layout plan after grant of additional license. The promoter had obtained the registration of earlier license area and now applied for registration of additional area and issue of combined registration certificate for complete area. Therefore, the registration fee paid at the time of earlier registration is considered after deducting processing fee from the paid amount at the time of earlier registration.		
22.	File Status	Date
	File received on	21.08.2023
	First notice Sent on	04.09.2023
	First hearing on	11.09.2023
	Second hearing on	16.10.2023
	Third hearing on	20.11.2023
17.	<p>Case History:-</p> <p>Earlier, the promoter M/s GLS Infraprojects Pvt. Ltd. obtained the License no - 103 of 2021 dated 08.12.2021 from DTCP, Haryana and as 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) was RERA -GRG-PROJ-998-2022. The project area for registration was same as that of the licensed area i.e., 2.95625 acres. License no - 103 of 2021 dated 08.12.2021. Accordingly, the registration was granted to the project vide RC no. 38 of 2022 dated 23.05.2022 for area measuring 2.95625 acres which is valid upto 31.03.2025.</p> <p>Now the promoter has obtained the additional license no. 145 of 2023 dated 11.07.2023 for area measuring 0.88125 acres and accordingly the layout plan had been revised for total area measuring</p>	

3.8375 acres.

Hence, the promoter M/s GLS Infraprojects Pvt Ltd who is a collaborator had 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. 57557 dated 21.08.2023 and RPIN-638. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1416-2023. The project area for registration is same as that of the licensed area i.e., 0.88125 acres. License no - 145 of 2023 dated 11.07.2023 valid up to 10.07.2028 and also requested to grant the combined registration certificate for area measuring 3.8375 acres.

The promoter has submitted the affidavit stating that the promoter has not made any sale in the project. Accordingly, the consent of 2/3rd allottees is not required for revision in layout plan and the same is not sought from the promoter.

The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/638 dated 04.09.2023 was issued to the promoter with an opportunity of being heard on 11.09.2023.

On 11.09.2023, Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. No reply has been submitted by the promoter company till 06.09.2023 against the deficiencies conveyed by the authority through notice dated 04.09.2023. Therefore, in view of the same the matter is adjourned, and the next date of hearing will be conveyed after submission of reply of deficiencies already conveyed.

Further, if no response is received from the promoter within next 4 week's time, in that case the concerned official to put up the matter on file for issuance of show cause notice as to why their application for registration of project may not be rejected following the due procedure under the Act of 2016.

The promoter has submitted the reply on 25.09.2023 which has been scrutinized and as per the directions of the authority the matter was fixed for hearing on 16.10.2023.

On 16.10.2023, Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Ashish Drall (AR) and Sh. Pankaj Sharma are present on behalf of the promoter. The AR seeks three weeks time for submission of standard design of SCO sites along with rectification of remaining deficiencies. The matter to come up on 20.11.2023.

The promoter has submitted the reply on 16.10.2023 which has been scrutinized and the status of the documents is mentioned below:

18. Present compliance status as on 20.11.2023 of the deficiencies conveyed in the hearing dated 16.10.2023.	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: Needs to be corrected
	2	Online DPI needs to be corrected. Status: Needs to be corrected
	3	Affidavit of the promoter regarding no advertisement, marketing, booking/sale in the earlier approved project for area measuring 2.95625 acres needs to be revised. Status: Submitted for no sale or booking.
	4	Approved architectural control sheets needs to be submitted. Status: Not submitted
	5	Approved Service Plan and Estimates needs to be submitted. Status: Not submitted

	<p>6 Approvals / NOC's from various agencies for connecting external services like road, water supply needs to be submitted. Status: Undertaking for road connectivity & assurance for water supply submitted.</p> <p>7 Pert chart needs to be submitted. Status: Needs to be revised</p> <p>8 Draft Allotment letter needs to be revised. Status: Submitted</p>
Remarks	<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 architectural control sheets needs to be submitted.</p> <p>4 Approved Service Plan and Estimates needs to be submitted.</p> <p>5 Pert chart needs to be revised.</p>

Asha
(Asha)
Chartered Accountant

Sumeet
(Sumeet)
Engineering Officer

Day and Date of hearing	Monday and 20.11.2023
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 20.11.2023.

Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Ashish Drall, AR is present on behalf of the promoter and seeks three weeks' time to submit architectural control sheets /standard design which are under approval of the DTCP alongwith rectification of other deficiencies. Further, the report under section 4(2)(l)(d) in compliance of the earlier registration no. 38 of 2022 of the project is also to be submitted. Hence, the above said information be submitted within a period of two weeks in the Authority.

Matter to come up on 18.12.2023 for further proceedings.

Sanjeev Kumar Arora
(Sanjeev Kumar Arora)
Member, HARERA

Ashok Sangwan
(Ashok Sangwan)
Member, HARERA

Vijay Kumar Goyal
(Vijay Kumar Goyal)
Member, HARERA

Arun Kumar Gupta
(Arun Kumar Gupta)
Chairman, HARERA