

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details	
1.	Name of the project	Diplomats Green Vista	
2.	Name of the promoter	M/s UV Landbase Pvt. Ltd.	
3.	Nature of the project	Affordable Group Housing	
4.	Location of the project	Sector 3, Farukhnagar, Gurugram	
5.	Legal capacity to act as a promoter	License Holder	
6.	Name of the license holder	M/s UV Landbase Pvt. Ltd.	
7.	Status of project	New	
8.	Whether registration applied for whole	Whole	
	Phase no. applied	N/A	
	Nature of phase	N/A	
9.	Online application ID	RERA-GRG-PROJ-1575-2024	
10.	License no.	31 of 2024 dated 26.02.2024	Valid till 25.02.2029
11.	Total licensed area	7.875 acres	Area to be registered 7.875 acres
12.	Projected completion date	OC – 01.01.2029 CC – 28.02.2029	
13.	QPR Compliances (if applicable)	N/A as fresh registration	
14.	4(2)(I)(D) Compliances (if applicable)	N/A	
15.	4(2)(I)(C) Compliances (if applicable)	N/A	
16.	Status of change of bank account	N/A	
17.	Details of proceedings pending against the project	N/A	
18.	RC Conditions Compliances (if applicable)	N/A	
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity upto
	i)	License Approval	31 of 2024 dated 26.02.2024 25.02.2029
	ii)	Zoning Plan Approval	DRG. NO. 10082 dated 26.02.2024 -
	iii)	Building plan Approval	ZP-1968/JD(RA)/2024/16464 dated 06.06.2024 05.06.2029
	iv)	Environmental Clearance	Not Submitted
	v)	Airport height clearance	AAI/RIHQ/NR/ATM/NOC/2024/338/1282-85 dated 10.05.2024 08.05.2032
	vi)	Fire scheme approval	Applied on 07.06.2024
	vii)	Service plan and estimate approval	Not Submitted. Applied and also forwarded to DTCP by CE HSVP for approval.




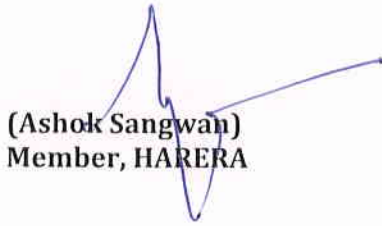


20.	Fee Details - Revised as per low potential zone	
	Registration Fee	Resi. - 72661.19 * 2.4 * 5 = Rs 8,71,934/- Comm. - 3027.55 * 1.9 * 10 = Rs. 57,523/- Total - Rs 9,29,457/-
	Processing Fee	75688.74 * 10 = Rs 7,56,887/-
	Late Fee	N/A
	Total Fee	Rs 16,86,344/-
21.	RTGS/DD amount	Rs 7,00,000/-
	RTGS/DD no. and date	509374 dated 01.06.2024
	Name of the bank issuing	ICICI Bank
	Deficient amount	Rs 9,86,344/-
22.	File Status	Date
	File received on	20.06.2024
	First notice sent on	11.07.2024
	First hearing on	15.07.2024
	Second hearing on	29.07.2024
23.	<p>Case History: The Promoter M/s UV Landbase Pvt. Ltd. who is a license holder applied for the registration of real estate project namely "Diplomats Green Vista" located at Sector 3, Farukhnagar, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 73846 dated 20.06.2024 and RPIN-766. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1575-2024. The project area for registration is 7.875 acres.</p> <p>The application for registration of project was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/766 dated 11.07.2024 was issued to the promoter with an opportunity of being heard on 15.07.2024.</p> <p>On 15.07.2024, the matter was adjourned to 29.07.2024.</p> <p>The promoter has submitted a reply on 23.07.2024 which was scrutinized and the status of the documents is mentioned below.</p>	
24.	<p>Present compliance status as on 29.07.2024 of deficit documents conveyed through notice dated 11.07.2024.</p>	<ol style="list-style-type: none"> Deficit fee Rs 19,15,803/- needs to be submitted. Status: Promoter states that area falls in low potential zone. So, the fee has been revised as per low potential zone and the revised deficit fee is Rs 9,86,344/- needs to be submitted. 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: Not submitted Online DPI needs to be corrected. Status: Not submitted Environment Clearance needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Not submitted. However, promoter states that the project has been recommended by SEAC in its meeting held on 31.05.2024 for grant of EC by SEIAA. Copy of same submitted. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Not submitted. Applied on 07.06.2024. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Not Submitted. Applied and also forwarded to DTCP by CE, HSVP for approval.



	<p>7. Natural Conservation zone NOC, Tree cutting permission, Forest Land Diversion NOC or affidavit regarding non applicability needs to be submitted. Status: Affidavit regarding non applicability submitted</p> <p>8. Power line shifting NOC needs to be submitted. Status: Affidavit submitted that there is one power line 76.50 KV passing through site and ROW of 27 mt left as open zone and accordingly buildings plans have been approved and accordingly there is no requirement of shifting the same.</p> <p>9. Road access permission needs to be submitted. Status: Promoter states that as on date the project site has access from 5 karam revenue rasta which is constructed and through. Google image and site plan attached.</p> <p>10. Mining permission needs to be submitted. Status: Affidavit submitted that the mining permission is short term permit and promoter will obtain at the time of commencement of mining work.</p> <p>11. Copy of approved zoning plan needs to be submitted. Status: Submitted. Drg No. DTCP 10082 dated 26.02.2024.</p> <p>12. Superimposed demarcation plan on approved layout plan needs to be submitted. Status: Submitted</p> <p>13. Pert chart needs to be submitted. Status: Submitted</p> <p>14. Draft Allotment letter, Draft Builder Buyer Agreement, Draft conveyance deed needs to be revised. Status: Submitted. Payment plan needs to be revised.</p> <p>15. Draft brochure of the project needs to be revised. Status: Submitted</p> <p>16. Details of loan from other sources amounting Rs 445.29 lakhs & from equity by promoter amounting Rs 506.69 lakhs needs to be submitted as mentioned in the DPI. Status: Submitted</p> <p>17. DPI needs to be revised for the following: Financial resources mentioned in DPI needs to be revised. Status: Submitted but needs to be revised</p> <p>18. Independent Auditors Report for the financial year 2020-21, 2021-22 & 2022-23 needs to be submitted. Status: Submitted</p> <p>19. CA Certificate for expenditure incurred & to be incurred needs to be revised as total construction cost mentioned is incorrect. Status: Submitted</p> <p>20. Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project needs to be submitted. Status: Submitted</p> <p>21. Statement of quarterly expenditure and quarterly net cash flow statement needs to be revised as amount incurred upto date of application does not match with DPI. Statement of quarterly source of funds needs to be submitted. Status: Revised statement of quarterly expenditure not submitted and quarterly net cash flow and statement of quarterly source of funds needs to be revised.</p>
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25.	Remarks	<p>1. Deficit fee Rs 9,86,344/- needs to be submitted.</p> <p>2. 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>3. Online DPI needs to be corrected.</p> <p>4. Environment Clearance needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Not submitted. However, promoter states that the project has been recommended by SEAC in its meeting held on 31.05.2024 for grant of EC by SEIAA. Copy of same submitted</p> <p>5. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted.</p> <p>6. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Not Submitted. Applied and also forwarded to DTCP by CE, HSVP for approval</p> <p>7. Power line shifting NOC needs to be submitted. Status: Affidavit submitted that there is one power line 76.50 KV passing through site and ROW of 27 mt left as open zone and accordingly buildings plans have been approved and accordingly there is no requirement of shifting the same.</p> <p>8. Road access permission needs to be submitted. Status: Promoter states that as on date the project site has access from 5 karam revenue rasta which is constructed and through. Google image and site plan attached.</p> <p>9. Mining permission needs to be submitted. Status: Affidavit submitted that the mining permission is short term permit and promoter will obtain at the time of commencement of mining work.</p> <p>10. Payment plan needs to be revised.</p> <p>11. DPI needs to be revised for the following: Financial resources mentioned in DPI needs to be revised.</p> <p>12. Statement of quarterly expenditure and quarterly net cash flow statement needs to be revised as amount incurred upto date of</p>



		application does not match with DPI. Statement of quarterly source of funds needs to be revised.
 Ashish Dubey Chartered Accountant		 Sumeet Engineering Officer
Day and Date of hearing	Monday and 29.07.2024	
Proceeding recorded by	Ram Niwas	
PROCEEDINGS OF THE DAY		
Proceedings dated: 29.07.2024 Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case. Sh. Jawahar (AR) and Sh. Inderjeet (AR) are present on behalf of the promoter. The AR to deposit the deficit fee along with other deficit documents. The office to visit the site and to report about the existing and proposed access to the site. The matter to come up on 12.08.2024.		
 (Sanjeev Kumar Arora) Member, HARERA	 (Ashok Sangwan) Member, HARERA	 (Vijay Kumar Goyal) Member, HARERA
 (Arun Kumar) Chairman, HARERA		

