

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी.डब्ल्यू.डी. विश्रार

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईस, गुरुग्राम, हरियाणा

Project – Diplomats Green Vista RERA-GRG-1575-2024

S.No	Partic	ulars	Details	Ball Providence of	
1.	Name	of the project	Diplomats Green Vista		
2.	Name	of the promoter	M/s UV Landbase Pvt. L	Ltd.	and the second second
3.		e of the project	Affordable Group Housing		
4.	Locati	on of the project	Sector 3, Farukhnagar, Gurugram		
5.	Legal prom		License Holder		
6.	Name	of the license holder	M/s UV Landbase Pvt. I	Ltd.	
7.	Status	of project	New		
8.	Whether registration applied for whole		Whole	La	Provident of Source
	Phase	no. applied	N/A	10.4	المتحديد أأخير
		e of phase	N/A		A DESCRIPTION OF THE OWNER OF THE
9.		e application ID	RERA-GRG-PROJ-1575-	-2024	Angelin deput
10.	Licens		31 of 2024 dated 26.02		Valid till 25.02.2029
11.	Total	licensed area	7.875 acres	Area to be registered	7.875 acres
12.	Proje	cted completion date	OC – 01.01.2029 CC – 28.02.2029		
13.	QPR applic	Compliances (if cable)	N/A as fresh registration		
14.)(D) Compliances (if	N/A as fresh registration		
15.)(C) Compliances (if	N/A as fresh registration		
16.		s of change of bank	N/A as fresh registration		
17.	Details of proceedings pending against the project		N/A as fresh registration		
18.	RC Co	nditions Compliances plicable)	N/A as fresh registratio	on	er og han mer ner
19.	Statu	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of app	and the second se	Validity upto
	i)	License Approval	31 of 2024 dated 2		25.02.2029
	ii)	Zoning Plan Approval	DRG. NO. 10082 date	ed 26.02.2024	
	iii)	Building plan Approval	ZP-1968/JD(RA)/202 06.06.20		05.06.2029
	iv)	Environmental Clearance	Not Submi	tted	and a path or shall a star
	v)	Airport height clearance	AAI/RHQ/NR/ATM/N 1282-85 dated 1		08.05.2032
	vi)	Fire scheme approval	Applied on 07.	.06.2024	Ref. In Class

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Project - Diplomats Green Vista BERA-CPC-1575-2024

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_		RERA-GRG-1575-202		
	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/- N/A Rs 16,86,344/-		
	Late Fee			
	Total Fee			
21.	RTGS/DD amount	Rs 7,00,000/-		
	RTGS/DD no. and date	Rs 9,86,344/- 509374 dated 01.06.2024		
		501226 dated 07.08.2024		
	Name of the bank issuing	ICICI Bank		
	Deficient amount	Nil		
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		
	Third hearing on	12.08.2024		
 estate project namely "Diplomats Green Vista" located at Sector 3, Farukhnag section 4 of the Real Estate (Regulations and Development) Act, 2016 vide cent dated 20.06.2024 and RPIN-766. The Temp I.D. of REP – I (Part A-H) is RERA -G The project area for registration is 7.875 acres. The application for registration of project was scrutinized and 1st deficiency of HARERA/GGM/RPIN/766 dated 11.07.2024 was issued to the promoter with an heard on 15.07.2024. On 15.07.2024, the matter was adjourned to 29.07.2024. The promoter has submitted a reply on 23.07.2024 which was scrutinized conveyed to the promoter. On 29.07.2024, Sh. Sumeet, Engineering Officer and Sh. Ashish Dubey, Charterer about the facts of the case. Sh. Jawahar (AR) and Sh. Inderjeet (AR) are prespromoter. The AR to deposit the deficit fee along with other deficit documents. site and to report about the existing and proposed access to the site. The m 12.08.2024. 		egulations and Development) Act, 2016 vide central receipt no. 73846 66. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1575-2024 on is 7.875 acres. On of project was scrutinized and 1 st deficiency notice vide notice no ed 11.07.2024 was issued to the promoter with an opportunity of being as adjourned to 29.07.2024. a reply on 23.07.2024 which was scrutinized and the deficiencies ngineering Officer and Sh. Ashish Dubey, Chartered Accountant briefed		
	promoter. The AR to deposit the site and to report about the 12.08.2024.	he deficit fee along with other deficit documents. The office to visit the existing and proposed access to the site. The matter to come up or		
	promoter. The AR to deposit the site and to report about the 12.08.2024. As per the directions of the a has been inspected on 06.08 revenue rasta which is full Further this 5 karam revenu site plan. Site photos are atta	he deficit fee along with other deficit documents. The office to visit the existing and proposed access to the site. The matter to come up or authority during hearing dated 29.07.2024, the site of the project 3.2024 and it is found that the project site is located on 5 karam y operation and connects the site to Faruk Nagar-Jhajjar road e rasta is proposed to be developed as 24 mt road as per approved ached in the file for reference. a reply on 08.08.2024 which was scrutinized and the status of the		

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, 2016की धारा 20के अर्तगत गठित प्राधिकरण

HAIKEIKA GURUGRAM Project - Diplomats Green Vista

through notice dated	RERA-GRG-1575-2022. The annexures in the online application are not uploaded as well
11.07.2024.	as the correction needs to be done in the online (A-H)
TON the learning off sol areas?	application.
2010 In the second s	Status: Needs to be corrected
	3. Online DPI needs to be corrected.
an interest of the broath of the	Status: Needs to be corrected
and a first and an in a subdard being	4. Environment Clearance needs to be submitted. If applied, then
	copy of the same needs to be submitted.
the province of the color of the	Status: Not submitted. However, promoter states that the project
the project membro be the mittand.	has been recommended by SEAC in its meeting held or 31.05.2024 for grant of EC by SEIAA. Copy of same submitted.
and and a standard and a standard and	5. Fire Scheme approval needs to be submitted. If applied, ther
and the lot of the lease in the state	copy of the same needs to be submitted.
man - thursday 250 olive date	Status: Not submitted. Applied on 07.06.2024.
humanenes et a	6. Approved Service plan and estimates needs to be submitted. I
and the life of the set of the set	applied, then copy of the same needs to be submitted.
and the second second second	Status: Not Submitted. Applied and also forwarded to DTCP by
The second	CE, HSVP for approval.
and all it is the man it and a time of	7. Natural Conservation zone NOC, Tree cutting permission, Fores
ware a set or allower the distance in the	Land Diversion NOC or affidavit regarding non applicability
11/1 1944 1920	needs to be submitted.
	Status: Affidavit regarding non applicability submitted
in the second	8. Power line shifting NOC needs to be submitted.
	Status: Affidavit submitted that there is one power line
in the second seco	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
and a share of a second play the	same.
If the set of weat of the	9. Road access permission needs to be submitted.
	Status: Promoter states that as on date the project site has
Research and the second	access from 5 karam revenue rasta which is constructed and
the first is the transmitter of stationer	through. Google image and site plan attached.
a strain of the	10. Mining permission needs to be submitted.
	Status: Affidavit submitted that the mining permission is
The other present a terrest of	short term permit and promoter will obtain at the time o
A DIVIDENT SE EL SALE VO ENSEREN	commencement of mining work.
and the short of the states	11. Copy of approved zoning plan needs to be submitted.
	Status: Submitted. Drg No. DTCP 10082 dated 26.02.2024.
to be tree in the inclusion of all the or	12. Superimposed demarcation plan on approved layout plan need
the second se	to be submitted.
and the second second second second second	Status: Submitted
standid along of contract, a such a	13. Pert chart needs to be submitted.
	Status: Submitted
in a second s	14. Draft Allotment letter, Draft Builder Buyer Agreement, Draft
The second se	conveyance deed needs to be revised.
Molecture to all entropy	Status: Submitted.
all the first of seat an end the little	15. Draft brochure of the project needs to be revised.
when the second state we deal	Status: Submitted
the state of the s	16. Details of loan from other sources amounting Rs 445.29 lakhs &
a design and shared and some of the	from equity by promoter amounting Rs 506.69 lakhs needs to be
I The second sec	submitted as mentioned in the DPI.
	Status: Submitted
	17. DPI needs to be revised for the following:

An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016 Act No. 16 of 2016 Passed by the Parliament भू-सपदा (विनियमन और विकास) अधिनियम, 2016की धारा 20के अर्तगत गठित प्राधिकरण

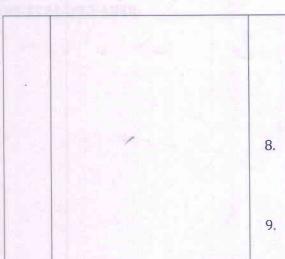
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		Project – Diplomats Green Vista
		RERA-GRG-1575-2024 Financial resources mentioned in DPI needs to be revised.
Del. 1	the dealer or state, and a	Status: Submitted.
	ba	18. Independent Auditors Report for the financial year 2020-21, 2021-22 & 2022-23 needs to be submitted.
	and the second second	Status: Submitted
110°.0	and the first of the second strategies in the second second second second second second second second second se	19. CA Certificate for expenditure incurred & to be incurred needs to be revised as total construction cost mentioned is incorrect. Status: Submitted
tr tite	entransi dagi tarim bermu peren ang salah na itu da karing peren ang salah na itu dagi salah salah na itu dagi salah na itu dagi salah na itu da	Conversion fees paid for the project needs to be submitted.
	ede te be antonima. U apple bassamined, Trež en 17 OK 2026 d astrones dools in be difere	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.
	and and the formation of the second sec	Status, Statement of quarteriv expenditure and statement of
u itera	ne non and total of the solution	project cost does not match with DPI.
	terrorpouted of the	Statusi Subinitica
	which there is one poly	Status: Submitted
	ni patri all'a vi 27 militari ni patri stana havi litera na	24. Original Bank Undertaking needs to be submitted. Status: Submitted
25.	Remarks	1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H)
19.54	i anima site state no tra latit	application.
nu ha	Contributed the latent super-	2. Online DPI needs to be corrected.
	nd alte plan alluched o he wheelyni	3. Environment Clearance needs to be submitted. If applied, then copy of the same needs to be submitted.
in and	ennorme nells alter in some en el a la societta de máticanas	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
BULS I	L CO. 85 bench SP301 1378 of	submitted4. Fire Scheme approval needs to be submitted. If applied, then
		copy of the same needs to be submitted.
	and and a second a	 5. 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
	balant balant	by CE, HSVP for approval
	budy and dishout and	6. Power line shifting NOC needs to be submitted.
4.7		Status: Affidavit submitted that there is one power line
tinin	Participant and the second second	76.50 KV passing through site and ROW of 27 mt left as open zone and accordingly buildings plans have been approved
1011	en repaire 102 an princement Little 171	and accordingly there is no requirement of shifting the same.
L	and a second offer	7. Road access permission needs to be submitted.

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Project – Diplomats Green Vista RERA-GRG-1575-2024



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. Further site of the project was inspected on 06.08.2024 and it is found that the project site has access from 5 karam revenue rasta (shown in site plan) which is operation. Photos attached.

- 8. 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**.
- 9. Statement of quarterly expenditure and quarterly source of funds needs to be revised.

Recommendation: -

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 correction in online DPI, REP-1(A to H), Environment clearance, fire scheme approval, approved service plans and estimates and others as mentioned above as remarks.

It is recommended that the Authority may consider the grant of registration subject to the submission of above documents as mentioned in remarks.

Asmelu		Joan
Ashish Dubey		Sumeet
Chartered Accountant		Engineering Officer
Day and Date of hearing	Monday and 12.08.2024	
Proceeding recorded by	Ram Niwas	
	PROCEEDINGS OF THE DAY	

Proceedings dated: 12.08.2024

Sh. Sumeet, Engineering Officer and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Jawahar (AR), Sh. Utsav Bisla (AR) and Sh. Vijendra Kumar Jha (AR) are present on behalf of the promoter. Approved as proposed subject to a condition that the status of existing access from 5 karam revenue rasta and status of present services available shall be disclosed in the advertisement/sales brochure and application form. Further the DD/BG of Rs. 25 lakh each shall be deposited for submission of fire scheme approval and approved Service Plan Estimates within 3 months of grant of registration of the project. The Environment Clearance of the project has been recommended by SEAC in its meeting held on 31.05.2024 and the same shall be submitted within 2 months of grant of registration of the project.

The registration certificate shall be issued only after above compliances and correction in Online DPI & form A-H.

anal (Sanjeev Kumar Arora) (Ashok Sangwan) Member, HARERA Member, HARERA

(Vijay Kumar Goyal) Member, HARERA

(Arun Kumar) Chairman, HARERA

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