

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project - Diplomats Green Vista
RERA-GRG-1575-2024
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 as fresh registration	
15.	4(2)(I)(C) Compliances (if applicable)	N/A as fresh registration	
16.	Status of change of bank account	N/A as fresh registration	
17.	Details of proceedings pending against the project	N/A as fresh registration	
18.	RC Conditions Compliances (if applicable)	N/A as fresh registration	
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/RHQ/NR/ATM/NOC/2024/338/1282-85 dated 10.05.2024 08.05.2032
	vi)	Fire scheme approval	Applied on 07.06.2024

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 अंतर्गत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्याक 16



	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/- Rs 9,86,344/-
	RTGS/DD no. and date	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
23.	Case History:	<p>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 deficiencies conveyed to the promoter.</p> <p>On 29.07.2024, Sh. Sumeet, Engineering Officer and 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.</p> <p>As per the directions of the authority during hearing dated 29.07.2024, the site of the project has been inspected on 06.08.2024 and it is found that the project site is located on 5 karam revenue rasta which is fully operation and connects the site to Faruk Nagar-Jhajjar road. Further this 5 karam revenue rasta is proposed to be developed as 24 mt road as per approved site plan. Site photos are attached in the file for reference.</p> <p>The promoter has submitted a reply on 08.08.2024 which was scrutinized and the status of the documents is mentioned below.</p>
24.	Present compliance status as on 12.08.2024 of deficit documents conveyed	1. Deficit fee Rs 9,86,344/- needs to be submitted. Status: Submitted vide DD no 501226 dated 07.08.2024 amounting RS 9,86,344/-.

<p>through notice dated 11.07.2024.</p>	<ol style="list-style-type: none"> 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. Status: Needs to be corrected 3. Online DPI needs to be corrected. Status: Needs to be corrected 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. 5. 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. 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. 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 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. 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. 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. 11. Copy of approved zoning plan needs to be submitted. Status: Submitted. Drg No. DTCP 10082 dated 26.02.2024. 12. Superimposed demarcation plan on approved layout plan needs to be submitted. Status: Submitted 13. Pert chart needs to be submitted. Status: Submitted 14. Draft Allotment letter, Draft Builder Buyer Agreement, Draft conveyance deed needs to be revised. Status: Submitted. 15. Draft brochure of the project needs to be revised. Status: Submitted 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 17. DPI needs to be revised for the following:
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		<p>Financial resources mentioned in DPI needs to be revised. Status: Submitted.</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: Statement of quarterly expenditure and statement of quarterly source of funds needs to be revised. Quarterly net cash flow submitted.</p> <p>22. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(1)(D) needs to be revised as project cost does not match with DPI. Status: Submitted</p> <p>23. Project Report needs to be submitted. Status: Submitted</p> <p>24. Original Bank Undertaking needs to be submitted. Status: Submitted</p>
25.	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. 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>4. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted.</p> <p>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 by CE, HSVP for approval</p> <p>6. 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>7. Road access permission needs to be submitted.</p>

		<p>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.</p> <p>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.</p> <p>9. Statement of quarterly expenditure and quarterly source of funds needs to be revised.</p>
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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.



Ashish Dubey
Chartered Accountant



Sumeet
Engineering Officer

Day and Date of hearing	Monday and 12.08.2024
Proceeding recorded by	Ram Niwas

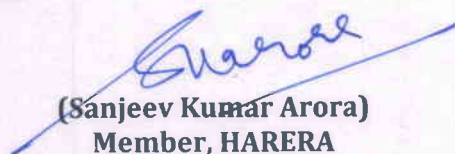
PROCEEDINGS OF THE DAY

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.

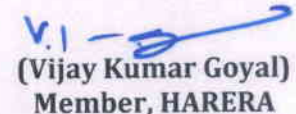
The registration certificate shall be issued only after above compliances and correction in Online DPI & form A-H.



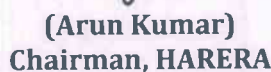
(Sanjeev Kumar Arora)
Member, HARERA



(Ashok Sangwan)
Member, HARERA



(Vijay Kumar Goyal)
Member, HARERA



(Arun Kumar)
Chairman, HARERA



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