



Project hearing brief

S.No.	Particulars	Details	
1.	Name of the project	Gardencity Central	
2.	Name of the promoter	M/s DLF Home Developers Ltd.	
3.	Nature of the project	Commercial Plotted Colony (SCO)	
4.	Location of the project	Sector- 84, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Status of project	New	
7.	Whether registration applied for whole	Whole Project	
8.	Online application ID	RERA-GRG-PROJ-951-2021	
9.	License no.	80 of 2021 dated 08.10.2021	Valid up to 07.10.2026
10.	Total licensed area	8.0396 acres	Area to be registered 8.0396 acres
11.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	80 of 2021 dated 08.10.2021 07.10.2026
	ii)	Zoning Plan Approval	N/A
	iii)	Layout plan Approval	Drg. No DTCP 7939 dated 11.10.2021
	iv)	Environmental Clearance	N/A N/A
	v)	Architectural Control Sheet	Applied
	vi)	Service plan and estimate approval	Applied
12.	File Status	Date	
	File received on	18.10.2021	
	First notice Sent on	25.10.2021	
	First hearing on	09.11.2021	
13.	Deficit Documents	<ol style="list-style-type: none"> The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. DPI needs to be corrected. Online DPI needs to be filled. Approved Service Plan and Estimates needs to be submitted. Mutation duly certified by revenue officer six months prior to date of application needs to be submitted. 	

		<ol style="list-style-type: none"> 6. Approvals / NOC's from various agencies for connecting external services like roads, water supply, sewage disposal and storm water drainage needs to be submitted. 7. Copy of approval letter of Electrical load availability needs to be submitted. 8. Pert Chart needs to be revised. 9. Natural Conservation Zone NOC needs to be submitted. 10. Powerline Shifting NOC needs to be submitted. 11. Forest Land diversion needs to be submitted. 12. List of inventory needs to be submitted. 13. Quarterly schedule physical progress of infrastructure and services needs to be corrected in DPI. 14. Demarcation plan, zoning plan and architectural control sheet needs to be submitted. 15. Draft Allotment letter needs to be submitted as per the prescribed format. 16. Draft Builder Buyer Agreement needs to be submitted as per the prescribed format. 17. Draft Brochure of the project needs to be submitted. 18. Legible copy of Saurabh Kumar Gupta (AR), Sanjay Singla (AR) needs to be submitted. 19. Cost of land needs to be clarified for the area applied for registration. 20. Quarterly schedule of estimated expenditure needs to be clarified and corrected. 21. Quarterly schedule of net cash flow needs to be corrected. 22. Payment schedule of EDC and IDC needs to be submitted.
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Day and Date of hearing	Tuesday and 09.11.2021
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Proceeding recorded by	Ramniwas
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Case History:-
 The promoter M/s DLF Home Developers Ltd. who is a Collaborator applied for the registration of real estate project namely "Gardencity Central" located at Sector-84, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 24873 dated 18.10.2021 and RPIN-391. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-951-2021. The project area for registration is same as that of the licensed area i.e. 8.0396 acres. License no - 80 of 2021 dated 08.10.2021. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/391 dated 25.10.2021 was issued to the promoter with an opportunity of being heard on 09.11.2021. Deficiencies which were conveyed to the promoter are mentioned below:

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.
2. DPI needs to be corrected.
3. Online DPI needs to be filled.
4. Approved Service Plan and Estimates needs to be submitted.
5. Mutation duly certified by revenue officer six months prior to date of application needs to be submitted.
6. Approvals / NOC's from various agencies for connecting external services like roads, water supply, sewage disposal and storm water drainage needs to be submitted.
7. Copy of approval letter of Electrical load availability needs to be submitted.



8. Pert Chart needs to be revised.
9. Natural Conservation Zone NOC needs to be submitted.
10. Powerline Shifting NOC needs to be submitted.
11. Forest Land diversion needs to be submitted.
12. List of inventory needs to be submitted.
13. Quarterly schedule physical progress of infrastructure and services needs to be corrected in DPI.
14. Demarcation plan, zoning plan and architectural control sheet needs to be submitted.
15. Draft Allotment letter needs to be submitted as per the prescribed format.
16. Draft Builder Buyer Agreement needs to be submitted as per the prescribed format.
17. Draft Brochure of the project needs to be submitted.
18. Legible copy of Saurabh Kumar Gupta (AR), Sanjay Singla (AR) needs to be submitted.
19. Cost of land needs to be clarified for the area applied for registration.
20. Quarterly schedule of estimated expenditure needs to be clarified and corrected.
21. Quarterly schedule of net cash flow needs to be corrected.
22. Payment schedule of EDC and IDC needs to be submitted.

ASHISH KUSH
Ashish
PLANNING EXECUTIVE
Planning Executive

REPRESENTED THROUGH

Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Sh. Anish Dham	AVP	9915510150	dham-anish@dlf.in
2.	Sh. Ketan Nanda	AVP	9654400327	nanda-ketan@dlf.in

PROCEEDINGS OF THE DAY

Proceedings dated: 09.11.2021

Sh. Ashish Kush, Planning Executive briefed the facts about the project.

Sh. Anish Dham (AVP) and Sh. Ketan Nanda (AVP) are present on behalf of the promoter.

After scrutiny of the application, major deficiencies were noticed and accordingly stand conveyed vide letter dated 25.10.2021. The promoter is submitting its reply today i.e. 09.11.2021. However, the service plan and estimates of the above colony are still under approval of Engineering division of HSVP. The demarcation plan of above plotted development is also under approval of T&CP Department. Similarly, the architectural control sheets have been prepared and submitted to the department and the same are also under approval. The copies of NOCs for water supply, road connectivity, sewer, storm water drainage and electricity have been submitted today along with corrections in online DPI.

The office to scrutinize the reply and other documents submitted today and matter to come up on 16.11.2021.

V.K. Goyal
Vijay Kumar Goyal
Member

Dr. K.K. Khandelwal
Dr. K.K. Khandelwal
Chairman

