



**Project hearing brief**

SN	Particulars	Details
1.	Name of the project	Independent Floors At DLF City Phase I & III
2.	Name of the promotor	M/s DLF Homes Panchkula Private Limited
3.	Nature of the project	Residential Floors
4.	Location of the project	DLF City Phase I and III, Gurugram, Haryana
5.	Legal capacity	Development right holder
6.	<b>Details of licensed area where plots are situated on which independent floors are proposed to be constructed and details of such plots as under: -</b>	
a)	Name of the license holder	N/A
b)	License no.	N/A
c)	Total area of the licensed colony	N/A
d)	Total area of the plots applied for registration	0.8964 acres
e)	Total number of independent floors	44 (S+4) units on 11 plots
g)	Status of project	New
h)	Whether registration applied for whole/ phase	Whole
7.	Online application ID	RERA-GRG-PROJ-986-2021
8.	<b>Statutory approvals either applied for or obtained prior to registration</b>	
i)	License Approval	Date of approval
		N/A
ii)	Zoning Approval Plan	26.10.2016
iii)	Layout Approval plan	19.07.2018
iv)	Building approval plan for residential	24.12.2021 23.12.2023
vii)	Environmental Clearance	N/A
viii)	Service plan and estimate approval	N/A
10.	File Status	Date
	Project received on	08.12.2021
	1 <sup>st</sup> deficiency notice sent on	16.12.2021
	1 <sup>st</sup> Hearing on	27.12.2021
	1 <sup>st</sup> Reply	23.12.2021



	2 <sup>nd</sup> hearing on	19.01.2022
9.	Projected date of completion of the project	14.02.2025
10.	Present stage of completion for ongoing projects (%)	New
11.	No. of Units i.e. (sold units - in case of ongoing and unsold units)	Unsold units: -44
12.	Detail of encumbrances	Provided
13.	<p><b>Project Summary</b></p> <p>An application regarding registration of residential floors projects namely "Independent Floors At DLF City Phase I &amp; III" situated at DLF City Phase I and III, Gurugram, Haryana, Gurugram, Haryana being developed by M/s DLF Homes Panchkula Private Limited was submitted on 08.12.2021 under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p><b>Details of 11 residential Plots: -</b></p> <ol style="list-style-type: none"> <li>Plot No. A-27/60, V-12/30, W-2/12, W-2A/7, W-4/12, S-27/1, T-5A/2 and T-25/5 conveyed to M/s DLF Homes Panchkula Private Limited from M/s DLF Residential Partners Limited and others vide sale deed no. 12829 dated 01.12.2021, 13197 dated 06.12.2021, 13085 dated 03.12.2021, 13087 dated 03.12.2021, 13086 dated 03.12.2021 and 13084 dated 03.12.2021.</li> <li>Plot No. W-4/3 owns by M/s DLF Housing and Construction Limited which got further merged by M/s DLF Home Developers Ltd. vide merger order dated 08.07.2009.</li> <li>Plot No. W-4/9 owns by M/s DLF Housing and Construction Limited which got further merged by M/s DLF Home Developers Ltd. vide merger order dated 08.07.2009.</li> <li>Plot No. V-25/1 got transferred vide sale deed no. 7268 dated 14.03.1986 to M/s DLF Ltd.</li> </ol> <p>Further, the present plots owning company i.e., M/s DLF Limited and M/s DLF Home Developers Ltd. and M/s DLF Homes Panchkula Private Limited have entered into a Development Agreement to develop independent floors vide registered document no. 12728 and 12727 dated 30.11.2021 and 30.11.2021 with 50% revenue sharing.</p> <p>The application submitted by the promoter for the said project contains 11 residential plots on which total of 44 units are to be constructed. On scrutiny of the application, some of the major deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/412 dated 18.12.2021.</p>	
14.	<p><b>Status of documents: -</b></p> <p><b>Major Deficiencies/Observations</b></p> <ol style="list-style-type: none"> <li>The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).  Status: - <del>Done</del> <sup>Not</sup></li> <li>Corrections in Detailed Project Information needs to be done.  Status: - <del>Done</del> <sup>Not</sup></li> </ol>	



3. Copy of approved building plans of residential plots need to be submitted.  
**Status:** - Provided
4. PERT Chart is not submitted.  
**Status:** - Provided
5. Project report and brochure of the projects needs to be provided.  
**Status:** - Provided
6. Details of inventory plot wise needs to be submitted.  
**Status:** - Provided
7. Copy of land title search report certified by advocate on the latest date need to be revised.  
**Status:** - Provided
8. Copy of non-encumbrance certificate certified by tehsildar of the Revenue department need to be submitted by M/s DLF Home Developers Ltd., DLF Homes Panchkula Pvt. Ltd. and DLF Ltd.  
**Status:** - Provided
9. Payment plan need to be submitted.  
**Status:** - Provided
10. Natural Conservation NOC, Tree cutting permission/ NOC, Forest land diversion and Power line shifting NOC need to be provided.  
**Status:** - Affidavit Provided
11. The Legal documents i.e., application form and builder buyer agreement related to allottees are not in the proper format. The same needs to be provided.  
**Status:** - Provided

**Observations-**

**Part-E-Project Cost/sale Proceeds**

12. Cost of land for the area applied for registration needs to be clarified. An annexure in support of the same needs to be submitted.  
**Status:** - Provided
13. CA/CS search report/certificate confirming that whether there is charge against the project land and receivable arising from the sold and unsold inventory of the project.  
**Status:** - Provided
14. As per Ministry of corporate affairs company promoter has availed credit facility of Rs. 200 crores against receivable of the company. Loan sanction letter for the loan mentioned above needs to be provided.  
**Status:** - Provided
15. As per the point no. 35(C) of balance sheet of the company for the financial year 2020-21 states that special leave petition has been filled before the Hon'ble Supreme Court against the builder for restraining the construction activity at the project site and the said matter is still pending before the Punjab and Haryana high court. The promoter needs to clarify the same.  
**Status:** - Provided

**15. Deficit Documents: -**

1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).



	2. Corrections in Detailed Project Information needs to be done.
<b>Day and Date of hearing</b>	Wednesday and 19.01.2022
<b>Proceeding recorded by</b>	Ram Niwas
<b>PROCEEDINGS OF THE DAY</b>	
<p>Proceedings dated: 19.01.2022 Ms. Prachi Singh, Planning Executive briefed the facts about the project. Sh Siddharth Gandhi and Abhinav Sarwan are present on behalf of the promoter. The promoter has submitted the copies of requisite approvals and hard copy of online DPI. However, there are minor correction required to be made in the DPI. The AR of the promoter has assured for their rectification within two days before issuance of registration certification. The matter will come up on 24.01.2022.</p>	

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**Sh. Vijay Kumar Goyal**  
Member, HARERA, Gurugram



**Dr. Krishana Kumar Khandelwal**  
Chairman, HARERA, Gurugram