



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.	Details of licensed area where plots are situated on which independent floors are proposed to be constructed and details of such plots as under: -	
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.	Statutory approvals either applied for or obtained prior to registration	
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
	1st deficiency notice sent on	16.12.2021
	1st Hearing on	27.12.2021
	1st Reply	23.12.2021

	2nd hearing on	19.01.2022
	2nd reply submitted	20.01.2022
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>Project Summary</p> <p>An application regarding registration of residential floors projects namely "Independent Floors At DLF City Phase I & 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>Details of 11 residential Plots: -</p> <ol style="list-style-type: none"> 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. 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. 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. Plot No. V-25/1 got transferred vide sale deed no. 7268 dated 14.03.1986 to M/s DLF Ltd. <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>Status of documents: -</p> <p>Major Deficiencies/Observations</p> <ol style="list-style-type: none"> The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). Status: - Done Corrections in Detailed Project Information needs to be done. 	

Status: - Done

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

Day and Date of hearing	Monday and 24.01.2022
Proceeding recorded by	Ram Niwas
PROCEEDINGS OF THE DAY	

Ms. Prachi Singh, Planning Executive briefed the facts about the project.

Sh Siddharth Gandhi and Anish Dham are present on behalf of the promoter.

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Details of 11 residential Plots: -


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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. The promoter has submitted the reply dated 23.12.2021 and 20.01.2022 which was scrutinized. The promoter has complied with all the deficiencies.

Therefore, the Authority has decided to grant the registration of the project. Three set of hard copies for authentication be submitted by the promoter within 7 days.


Sh. Vijay Kumar Goyal
Member, HARERA, Gurugram


Dr. Krishana Kumar Khandelwal
Chairman, HARERA, Gurugram