

**Project hearing brief**

SN	Particulars	Details	
1.	<b>Name of the project</b>	Independent Floors at DLF City Phase I & III	
2.	<b>Name of the promotor</b>	M/s DLF Exclusive Floors Private Limited	
3.	<b>Nature of the project</b>	Residential Floors	
4.	<b>Location of the project</b>	DLF City Phase I and III Gurugram, Haryana	
5.	<b>Legal capacity</b>	Third party 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)	<b>Name of the license holder</b>	M/s DLF Exclusive Floors Private Limited	
b)	<b>License no.</b>	N/A	
c)	<b>Total area of the licensed colony</b>	N/A	
d)	<b>Total area of the plots applied for registration</b>	0.964 acres	
e)	<b>Total number of independent floors</b>	52 (S+4) units on 13 plots	
g)	<b>Status of project</b>	New	
h)	<b>Whether registration applied for whole/ phase</b>	Whole	
7.	<b>Online application ID</b>	RERA-GRG-PROJ-1014-2022	
8.	<b>Statutory approvals either applied for or obtained prior to registration</b>		
i)	<b>License Approval</b>	<b>Date of approval</b>	<b>Validity</b>
		N/A	
ii)	<b>Zoning Plan Approval</b>	26.10.2016	
iii)	<b>Layout plan Approval</b>	01.06.2018	
iv)	<b>Building plan for approval for residential</b>	17.03.2022	16.03.2024
vii)	<b>Environmental Clearance</b>	N/A	
viii)	<b>Service plan and estimate approval</b>	N/A	
10.	<b>File Status</b>	<b>Date</b>	
	<b>Project received on</b>	03.03.2022	
	<b>1<sup>st</sup> deficiency notice sent on</b>	15.03.2022	
	<b>1<sup>st</sup> Reply submitted on</b>	24.03.2022	



9.	<b>Projected date of completion of the project</b>	15.05.2025
10.	<b>Present stage of completion for ongoing projects (%)</b>	New
11.	<b>No. of Units i.e. (sold units - in case of ongoing and unsold units)</b>	Unsold units: -52
12.	<b>Detail of encumbrances</b>	No loan affidavit 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 being developed by M/s DLF Exclusive Floors Private Limited was submitted on 03.03.2022 under section 4 of Real Estate (Regulation and Development), Act 2016. The applicant promoter M/s DLF Exclusive Floors Private Limited has purchased the 13 plots from M/s Renkon Partners, and others vide different sale deeds executed on different dates annexed as annexure A.</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/446 dated 15.03.2022. The Promoter has submitted the reply dated 24.03.2022 which was scrutinized and still the following deficiencies are pending: -</p> <ol style="list-style-type: none"> <li>1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).</li> <li>2. Corrections in online Detailed Project Information needs to be done.</li> </ol>	
14.	<p><b>Major Deficiencies/Observations</b></p> <p><b>Major Deficiencies/Observations</b></p> <ol style="list-style-type: none"> <li>3. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). <b>Status:</b> - Not Done</li> <li>4. Corrections in online Detailed Project Information needs to be done. <b>Status:</b> - Not Done</li> <li>5. Copy of approved building plans (BR-III) of residential plots need to be submitted. <b>Status:</b> - Provided</li> <li>6. PERT Chart is not submitted. <b>Status:</b> - Provided</li> <li>7. Project report needs to be revised. <b>Status:</b> - Provided</li> <li>8. Brochure of the projects needs to be provided. <b>Status:</b> - Provided</li> <li>9. Details of inventory plot wise needs to be submitted. <b>Status:</b> - Provided</li> </ol>	



10. Copy of approved floor plan, apartment plan, elevation plan, X-section plan, structural plan and parking plan need to be submitted.

**Status:** - Provided

11. Copy of forest NOC, natural conservation zone NOC, tree cutting permission /NOC, forest land diversion and power line shifting NOC need to be submitted.

**Status:** - Provided

12. REP-II needs to be revised.

**Status:** - Provided

13. Copy of non-encumbrance certificate certified by tehsildar of the Revenue department need to be submitted.

**Status:** - Affidavit provided

14. Copy of land title search report need to be certified by advocate on the latest date.

**Status:** - Provided

15. Payment plans need to be revised.

**Status:** - Provided

16. The Legal documents i.e., application form, builder buyer agreement, allotment letter and conveyance deed related to allottees needs to be revised. The same needs to be provided.

**Status:** - Provided

#### Observations-

17. Copy of Passport needs to be submitted for all the directors, authorized signatory, chartered accountant, and structural engineer. In case passport is not available an undertaking in this regard should be provided.

**Status:** - Not required

18. CA Certificate for promoter equity and expenditure incurred till the date of application needs to be submitted.

**Status:** - Provided

19. 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

20. Goods and Service tax number needs to be submitted.

**Status:** - Provided

21. Bank undertaking needs to be revised.

**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). *necessary corrections are done.*
2. Corrections in online Detailed Project Information needs to be done. *necessary corrections are done.*

*[Signature]*  
Planning Executive  
PLANNING EXECUTIVE

Day and Date of hearing

Saturday and 02.04.2022

PROCEEDINGS OF THE DAY

Sh. Anish Dham (AVP), Sh. Tarun Yadav (AGM) and Sh. Abhinav Saxena (AM) are present on behalf of the promoter.

The planning executive briefed that all requisites for registration have been completed. The details of the project were explained by the AR of the promoter. Accordingly, the Authority allows the registration.

V.1-3

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

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

