

Project hearing brief

S.No	Particulars	Details		
1.	Name of the project	DLF Gardencity Enclave		
2.	Name of the promoter	M/s DLF Limited		
3.	Nature of the project	Affordable Plotted Colony (DDJAY)		
4.	Location of the project	Sector- 93, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Status of project	New		
7.	Whether registration applied for whole/ Phase	Whole		
8.	Online application ID	RERA-GRG-PROJ-1008-2022		
9.	License no.	94 of 2021		
10.	Total licensed area	26.91875 acres	Area to be registered	26.91875 acres
11.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	12.11.2021	11.11.2026
	ii)	Zoning Plan Approval	Not Provided	
	iii)	Layout plan Approval	16.11.2021	
	iv)	Environmental Clearance		N/A
	v)	Airport height clearance		N/A
	vi)	Fire scheme approval		N/A
	vii)	Service plan and estimate approval	24.01.2022	
12.	File Status	Date		
	File received on	11.02.2022		
	First notice Sent on	07.03.2022		
	First hearing on	14.03.2022		
	First Reply submitted on	10.03.2022		
	Second Reply submitted on	24.03.2022		
13.	Proceeding of the hearing dated 14.03.2022	Proceedings dated 14.03.2022 Ms. Prachi Singh, Planning Executive briefed the facts about the case.		

		<p>Sh. Anish Dham (AVP) and Sh. Ketan Nanda (AVP) are present on behalf of the promoter, who submits that the requisite documents have been submitted today. However, the requisite corrections in the online DPI and form A to H are also being made and the deficit/pending approvals including copy of approved zoning plan and Road NOC/ approval from GMDA for connecting external service are not yet submitted and being followed up with concerned department for their early grant.</p> <p>The AR of the promoter seeks 2 weeks' time for submission of the requisite/approvals which are already under approval of DTCP and making of requisite corrections in online DPI and form A to H.</p> <p>The matter to come up on 28.03.2022.</p>
14.	Status of Documents	<p>Major Deficiencies-</p> <ol style="list-style-type: none"> 1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). Status: - Done 2. Corrections in Detailed Project Information needs to be done. Status: - Done 3. Revised project report and brochure of the projects needs to be provided. Status: - Provided 4. Information to revenue department about the fact that project land licensed and bonded for setting up of a colony not informed to the revenue department for entry in the record of ownership. Status: - Provided 5. Latest copy of Mutation duly certified by revenue officer six months prior to date of application needs to be submitted. Status: - Provided 6. Details of inventory plot wise needs to be submitted. Status: - Provided 7. Copy of approved zoning plan need to be submitted. Status: - Not Provided 8. REP-II needs to be provided. Status: - Provided 9. Non encumbrance certificate needs to be provided based on latest Jamabandi. Status: - Provided 10. Copy of land title search report need to be certified by advocate on the latest date need to be revised. Status: - Provided 11. Roads NOC/approval from various agency for connecting external service need to be provided. Status: - Not Provided 12. PERT charts need to be provided.

		<p>Status: - Provided</p> <p>13. Payment receipt need to be provided. Status: - Provided</p> <p>14. The Legal documents i.e., application form, BBA, allotment letter and conveyance deed related to allottees is not in the prescribed format. The same needs to be provided. Status: - Provided</p> <p>Observations-</p> <p>15. 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: - corrected</p> <p>16. Cost of infrastructure development charges needs to be mentioned as per LOI. Status: - Provided</p> <p>17. Cost of internal development works needs to be corrected. Status: - corrected</p> <p>18. Cost of EDC needs to be corrected. Status: - Provided</p> <p>19. Cost of conversion and license fees needs to be mentioned as per LOI. Status: - corrected</p> <p>20. KYC of Gaurav Arora, Sujeet Kumar Sinha and Pankaj Kumar needs to be submitted. Status: - Provided</p> <p>21. CA Certificate for quarterly estimated source of funds up to the date of submission of application for registration needs to be submitted. Status: - Provided</p> <p>22. Affidavit by the promoter keeping in view of section 4(2)(I)(D) of the Act, needs to be submitted. Status: - Provided</p> <p>23. Quarterly statement as mentioned in form REP-I (A to H) needs to be submitted. Status: - Provided</p>
Day and Date of hearing		Thursday and 31.03.2022
Proceeding recorded by		Ram Niwas
Case History:		
<p>An application regarding registration of affordable plotted colony project namely "DLF Garden City Enclave" situated at sector 93, Gurugram being developed by M/s DLF Ltd was submitted on 11.02.2022 under section 4 of Real Estate (Regulation and Development), Act 2016. The License no. 94 of 2021 dated 12.11.2021 on an area measuring 26.91875 acres was issued in favor of M/s DLF Utilities Limited and others in collaboration with M/s DLF Ltd by DTCP, Haryana. There is total 367 plots in the project out of</p>		

which 184 plots are freezeed by the DTCP, Haryana. The application for registration was scrutinized and 1st deficiency notice vide no. HARERA/GGM/RPIN/438 dated 07.03.2022 was issued to the promoter with an opportunity of hearing on 14.03.2022. The promoter has submitted the reply dated 10.03.2022 and 24.03.2022 which was scrutinized and still the following deficiencies are pending which are as follows: -

1. Roads NOC/approval from various agency for connecting external service need to be provided.
2. Copy of approved zoning plan.


24/4/2022
Planning Executive


PROCEEDINGS OF THE DAY

Proceedings dated: 02.04.2022

Ms. Prachi Singh, Planning Executive briefed about the facts of the project. Sh. Anish Dham (AVP), Sh. Tarun Yadav (AGM) and Sh. Abhinav Saxena (AM) are present on behalf of the promoter. The project particulars were explained in detail by the AR of the promoter. Copy of the approved zoning plan and NOC/approval for connecting services with the master road from GMDA are pending which will be submitted within 10 days.

The matter to come up on 11.04.2022.


Vijay Kumar Goyal
Member, HARERA, Gurugram


Dr. K.K. Khandelwal
Chairman, HARERA, Gurugram