



Temp ID- RERA-GRG-PROJ-1016-2022

Project Name- Independent Floors at DLF City Phase I, II and III

Project hearing brief

SN	Particulars	Details	
1.	Name of the project	Independent Floors at DLF City Phase I, II & III	
2.	Name of the promotor	M/s DLF Property Developers Limited	
3.	Nature of the project	Residential Floors	
4.	Location of the project	DLF City Phase I, II and III Gurugram, Haryana	
5.	Legal capacity	Third party 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 sale deed holder	M/s DLF Property Developers Limited	
b)	License no.	N/A	
c)	Total area of the licensed colony	N/A	
d)	Total area of the plots applied for registration	0.9747 acres	
e)	Total number of independent floors	40 (S+4) units on 10 plots and 2 duplex units on 1 plot	
g)	Status of project	New	
h)	Whether registration applied for whole/ phase	Whole	
7.	Online application ID	RERA-GRG-PROJ-1016-2022	
8.	Statutory approvals either applied for or obtained prior to registration		
i)	License Approval	Date of approval	Validity
			N/A
ii)	Zoning Plan Approval	26.10.2016	
iii)	Layout plan Approval	01.06.2018	
iv)	Building approval plan for residential	12.04.2022	11.04.2024
vii)	Environmental Clearance		N/A
viii)	Service plan and estimate approval		N/A
10.	File Status	Date	
	Project received on	03.03.2022	
	1 st deficiency notice sent on	15.03.2022	
	1 st hearing on	28.03.2022	
	2 nd hearing on	31.03.2022	

	3rd hearing on	02.04.2022
	1st reply submitted on	20.04.2022
	4th hearing on	11.04.2022
	5th hearing on	25.04.2022
	2nd reply submitted on	02.05.2022
9.	Projected date of completion of the project	15.05.2025
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: -42
12.	Detail of encumbrances	Not Provided
13.	Project Summary	
	<p>An application regarding registration of residential floors projects namely "Independent Floors at DLF City Phase I, II & III" situated at DLF City Phase I, II and III Gurugram, Haryana being developed by M/s DLF Property Developers Limited was submitted on 03.03.2022 under section 4 of Real Estate (Regulation and Development), Act 2016. The applicant promoter M/s DLF Property Developers Limited has purchased the 11 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 consist of 40 independent residential floors on 10 residential plots and 2 duplex units on 1 residential plot. 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/445 dated 15.03.2022. The promoter has submitted the reply dated 20.04.2022 and 02.05.2022 which was scrutinized and still the following deficiencies are pending which are as follows: -</p>	
14.	Major Deficiencies/Observations	
	<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 online Detailed Project Information needs to be done. Status: - Done 3. Copy of approved building plans (BR-III) of residential plots need to be submitted. Status: Submitted 4. PERT Chart is not submitted. Status: Submitted 5. Project report needs to be revised. Status: Submitted 6. Brochure of the projects needs to be provided. Status: Submitted 7. Details of inventory plot wise needs to be submitted. Status: Submitted 	

8. Copy of approved floor plan, apartment plan, elevation plan, X-section plan, structural plan and parking plan need to be submitted.
Status: Submitted
9. 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: Submitted
10. REP-II needs to be revised.
Status: Submitted
11. Copy of non-encumbrance certificate certified by tehsildar of the Revenue department need to be submitted.
Status: Submitted
12. Copy of land title search report need to be certified by advocate on the latest date.
Status: Submitted
13. Payment plans need to be revised.
Status: Submitted
14. 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: Submitted

Observations-

15. 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: Submitted
16. CA Certificate for promoter equity and expenditure incurred till the date of application needs to be submitted.
Status: Submitted
17. 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: Submitted
18. Bank undertaking needs to be revised.
Status: Submitted

PRACHI SINGH
02/05/2022
PLANNING EXECUTIVE

Day and Date of hearing

Monday and 02.05.2022

PROCEEDINGS OF THE DAY

Proceedings dated 02.05.2022

Prachi Singh, Planning Executive briefed about the facts of the case.

Sh. Anish Dham (AVP), Sh. Sidharth Gandhi (GM) and Sh. Abhinav Garwan (DM) are present on behalf of the promoter.

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The application submitted by the promoter for the said project consist of 40 independent residential floors on 10 residential plots and 2 duplex units on 1 residential plot. On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/445 dated 15.03.2022. The promoter has submitted the reply dated 20.04.2022 and 02.05.2022 which is scrutinized, and all the deficiencies are complied by the promoter.

Keeping in view the above facts, the authority has decided to grant registration of the project.

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Vijay Kumar Goyal
Member, HARERA, Gurugram

[Signature]

Dr. Krishana Kumar Khandelwal
Chairman, HARERA, Gurugram

