

Project
Promoter

Independent Floors at DLF City Phase I, II & III
m/s DLF Property Developers Ltd.

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	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-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 plan approval for residential		Not Provided
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	

	1st hearing on	28.03.2022	
	2nd hearing on	31.03.2022	
	3rd hearing on	02.04.2022	
	4th hearing on	11.04.2022	
	1st reply submitted on	20.04.2022	
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: -44	
12.	Detail of encumbrances	No loan affidavit submitted.	
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.</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/445 dated 15.03.2022 with an opportunity of hearing on 28.03.2022.</p> <p>On 28.03.2022, the matter was adjourned to 31.03.2022. On 31.03.2022, the matter was adjourned to 02.04.2022.</p> <p>Proceedings dated: 02.04.2022</p> <p>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. On the request of the promoter to submit deficit documents time allowed. The matter to come up on 11.04.2022.</p> <p>Proceedings dated: 11.04.2022</p> <p>Ms. Prachi Singh, Planning Executive briefed the facts about the project. The promoter through e-mail dated 08.04.2022 has requested for grant of 2 weeks' time. The Authority grants the same. The matter to come up on 25.04.2022.</p>	
14.	Scrutiny of reply dated 20.04.2022	<ol style="list-style-type: none">1. Copy of approved building plans (BR-III) of residential plots need to be submitted. Status: Submitted.2. PERT Chart is not submitted.	

	<p>Status: Submitted.</p> <p>3. Project report needs to be revised. Status: Submitted</p> <p>4. Brochure of the projects needs to be provided. Status: Submitted</p> <p>5. 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.</p> <p>6. REP-II needs to be revised. Status: No revision required as no loan affidavit is submitted.</p> <p>7. Copy of non-encumbrance certificate certified by tehsildar of the Revenue department need to be submitted. Status: No loan affidavit submitted.</p> <p>8. Copy of land title search report need to be certified by advocate on the latest date. Status: Submitted.</p> <p>9. Payment plans need to be revised. Status: Revised.</p> <p>10. 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.</p> <p>11. Copy of Passport needs to be submitted for all the directors, authorised signatory, chartered accountant, and structural engineer. In case passport is not available an undertaking in this regard should be provided. Status: KYC of directors and consultants submitted.</p> <p>12. CA Certificate for promoter equity and expenditure incurred till the date of application needs to be submitted. Status: Submitted.</p> <p>13. 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.</p> <p>14. Bank undertaking needs to be revised. Status: Submitted</p>	
15.	<p>Deficit documents</p>	<p>1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). Status: Not done</p> <p>2. Corrections in online Detailed Project Information needs to be done. Status: Not done</p>
<p>Day and Date of hearing</p>		<p>Monday and 25.04.2022</p>

PRACHI SINGH
PLANNING EXECUTIVE
25/04/2022

Proceeding recorded by	Sh. Ram Niwas
PROCEEDINGS OF THE DAY	
Proceedings dated 25.04.2022	
Ms. Prachi Singh, Planning Executive briefed about the facts about the case. Sh. Anish Dham (AVP), Sh. Sidharth Gandhi (GM) are present on behalf of the promoter. Subject to submission of deficit documents, the authority decided to grant registration. The matter to come up on 02.05.2022 for compliance.	

Vijay Kumar Goyal
Member, HARERA, Gurugram

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

