

Project hearing brief

S.No.	Particulars	Details	
1.	Name of the project	Alameda Central	
2.	Name of the promoter	M/s DLF Home Developers Ltd.	
3.	Nature of the project	Commercial Plotted Colony (SCO)	
4.	Location of the project	Sector- 73, Gurugram	
5.	Legal capacity to act as a promoter	License Holder	
6.	Name of license holder	M/s DLF Home Developers Ltd	
7.	Status of project	New	
8.	Whether registration applied for whole/phase	Whole Project	
9.	Completion date as mentioned in REP-II	30.04.2025	
10.	Online application ID	RERA-GRG-PROJ-1144-2022	
11.	License no.	139 of 2022 dated 09.09.2022	Valid up to 08.09.2027
12.	Total licensed area	2.98125 acres	Area to be registered 2.98125 acres
13.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	08.09.2027
	ii)	Zoning Plan Approval	N/A
	iii)	Layout plan Approval	DRG No: DTCP 8608 dated 13.09.2022
	iv)	Environmental Clearance	N/A
	v)	Architectural Control Sheet	Not Provided
	vi)	Service plan and estimate approval	Not Provided
14.	Fee details		
	Registration fee	18097.03 * 1.5 *20 = Rs 5,42,910.9/-	
	Processing fee	18097.03 * 10 = Rs 1,80,970.3/-	
	Late fee	N/A	
	Total	Rs 7,23,881.20/-	
15.	DD amount	Rs. 7,23,883/-	
	DD no. and date	521160 dated 09.09.2022	
	Name of the bank issuing	ICICI Bank	



	Deficient amount	NIL
16.	File Status	Date
	File received on	16.09.2022
	First notice Sent on	28.09.2022
	First hearing on	03.10.2022
15.	Status of Documents	<ol style="list-style-type: none">1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Documents submitted, and correction needs to be done.2. Online DPI needs to be corrected. Status: Submitted but needs to be corrected.3. Approved architectural control sheet needs to be submitted, if applied than copy of the same needs to be submitted. Status: Not submitted as not applied.4. Approved Service Plan and Estimates needs to be submitted, if applied than copy of the same needs to be submitted. Status: Approved not submitted. However, copy of applied submitted5. Approvals / NOC's from various agencies for connecting external services like roads, water, sewer and storm water drainage needs to be submitted. Status: Sewer and water submitted. Road and storm pending.6. Electrical load availability needs to be submitted. Status: Submitted.7. Forest NOC needs to be submitted. Status: Submitted.8. Natural Conservation zone NOC needs to be submitted. Status: Not submitted.9. Tree cutting permission needs to be submitted. Status: Not submitted. However, applied for permission and copy submitted.10. Draft Allotment letter needs to be revised. Status: Submitted but needs to be revised.11. Draft Builder Buyer Agreement needs to be revised as per the specified format. Status: Submitted but needs to be revised.12. Draft brochure of the project needs to be submitted. Status: Not submitted.13. REP-II needs to be revised. Status: Submitted.




	<p>14. CA certificate for non-default in payment needs to be revised. Status: Submitted.</p> <p>15. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. Status: Submitted.</p> <p>16. Cash flow statement in REP -1 (A to H) need to be uploaded. Status: Submitted.</p> <p>17. Certificate for cost incurred needs to be clarified. Status: Submitted.</p>
Deficit Documents	<ol style="list-style-type: none"> 1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. 2. Online DPI needs to be corrected. 3. Approved architectural control sheet needs to be submitted, if applied than copy of the same needs to be submitted. 4. Approved Service Plan and Estimates needs to be submitted. 5. Approvals / NOC's from various agencies for connecting external services like roads and storm water drainage needs to be submitted. 6. Natural Conservation zone NOC needs to be submitted. 7. Tree cutting permission needs to be submitted. 8. Draft Allotment letter needs to be revised. 9. Draft Builder Buyer Agreement needs to be revised as per the specified format. 10. Draft brochure of the project needs to be submitted.

Case History:-

The promoter M/s DLF Home Developers Ltd who is a license holder had applied for the registration of real estate project namely "Alameda Central" located at Sector-73, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 41085 dated 16.09.2022 and RPIN-515. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1144-2022. The project area for registration is same as that of the licensed area i.e., 2.98125 acres. License no - 139 of 2022 dated 09.09.2022 valid up to 08.09.2027. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/515 dated 28.09.2022 was issued to the promoter with an opportunity of being heard on 03.10.2022.



The promoter submitted the reply on 30.09.2022 which was scrutinized, and the remaining deficiencies are mentioned above as deficit documents which are also conveyed to the promoter.


(Asha)

Chartered Accountant



(Sumeet)

Engineer Executive

Day and Date of hearing

Monday and 03.10.2022

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

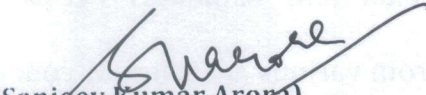
Proceedings dated: 03.10.2022

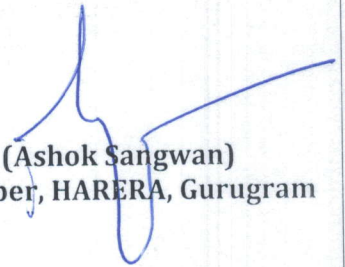
Sh. Sumeet, Engineer Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.


Sh. Anish Dham (AVP), Sh. Ketan Nanda (AVP) and Sh. Abhinav Saxena (DM) are present on behalf of the promoter.

Deficiencies have already been communicated. Promoter is advised to rectify the deficiencies and submit deficient documents, as detailed above.

The matter to come up on 17.10.2022.


(Sanjeev Kumar Arora)
Member, HARERA, Gurugram


(Ashok Sangwan)
Member, HARERA, Gurugram


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