

**Project hearing brief**

SN	Particulars	Details	
1.	<b>Name of the project</b>	Independent Floors at DLF City Phase I & II	
2.	<b>Name of the promotor</b>	M/s DLF Home Developers Limited	
3.	<b>Nature of the project</b>	Residential Floors	
4.	<b>Location of the project</b>	DLF City Phase-I & DLF City Phase-II, Gurugram, Haryana	
5.	<b>Legal capacity</b>	Landowner	
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>	N/A	
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>	0.9726 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-930-2021	
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 up to</b>
		N/A	N/A
ii)	<b>Zoning Approval Plan</b>	26.10.2016	
iii)	<b>Layout Approval plan</b>	19.07.2018	
iv)	<b>Building approval plan for residential</b>	12.10.2021	11.10.2023
vii)	<b>Environmental Clearance</b>	N/A	
viii)	<b>Service plan and estimate approval</b>	Not required	
9.	<b>File Status</b>	<b>Date</b>	
	<b>Project received on</b>	08.10.2021	
	<b>1<sup>st</sup> deficiency notice sent on</b>	26.10.2021	
	<b>1<sup>st</sup> Hearing on</b>	09.11.2021	
	<b>1<sup>st</sup> reply submitted on</b>	03.11.2021	
10.	<b>Projected date of completion of the project</b>	14.11.2024	

11.	<b>Present stage of completion for ongoing projects (%)</b>	New
12.	<b>No. of Units i.e. (sold units - in case of ongoing and unsold units)</b>	Unsold units: -52
13.	<b>Detail of encumbrances</b>	Non encumbrance certificate is provided
14.	<p><b>Project Summary</b></p> <p>An application regarding registration of residential floors project namely "Independent Floors at DLF City Phase I &amp; II" situated at DLF City Phase-I &amp; DLF City Phase-II, Gurugram, Haryana being developed by M/s DLF Home Developers Limited was submitted on 08.10.2021 under section 4 of Real Estate (Regulation and Development), Act 2016. This application for registration is a part of the residential plotted colony which falls under 15 licenses which has obtained the part completion certificate dated 16.01.1990 and 24.05.1991 states as under: -</p> <ol style="list-style-type: none"> <li>17 of 1982 - Messrs Apollo Land and Housing Co. Pvt. Ltd.</li> <li>18 of 1982- Messrs Anurag Construction Co. Pvt. Ltd.</li> <li>19 of 1982- Messrs Paragon Real Estate and Apartments Pvt. Ltd.</li> <li>31 of 1983 - M/s D.L.F. Hotels</li> <li>46 of 1983- M/s Apollo Land and Housing Co. Pvt. Ltd.</li> <li>58 of 1983- M/s Instant Batteries Ltd.</li> <li>64 of 1984- M/s Instant Batteries Ltd.</li> <li>85 of 1984- M/s Anurag Construction Co. Pvt. Ltd.</li> <li>24 of 1985- M/s Anurag Construction Co. Pvt. Ltd.</li> <li>25 of 1985- M/s Instant Batteries Ltd.</li> <li>05 of 1986- M/s Paragon Real Estate and Apartments Pvt. Ltd.</li> <li>24 of 1986- M/s Instant Batteries Ltd.</li> <li>26 of 1986- M/s Paragon Real Estate and Apartments Pvt. Ltd.</li> <li>04 of 1989- M/s Instant Batteries Ltd.</li> <li>61 of 1992- M/s Paragon Real Estate and Apartments Pvt. Ltd.</li> </ol> <p><b>Details of the 13 residential Plots: -</b></p> <ol style="list-style-type: none"> <li>Plot No. K-16/25 falling under license no. 05 of 1986 dated 25.01.1986 was issued in favor of M/s Paragon Real Estate and Apartments Pvt. Ltd. which got merged into M/s DLF Housing and construction Ltd. vide order dated 06.11.2000. Further, the aforesaid DLF Housing and Construction Ltd. merged into M/s DLF Home Developers Ltd. vide order dated 08.07.2010.</li> <li>Plot No. K-17/1 falling under license no. 18 of 1982 dated 26.08.1982 and 05 of 1986 dated 25.01.1986 was issued in favor of Messrs Anurag Construction Co. Pvt. Ltd. and M/s Paragon Real Estate and Apartments Pvt. Ltd. which got merged into M/s DLF Housing and construction Ltd. vide order dated 06.11.2000. Further, the aforesaid DLF Housing and Construction Ltd. merged into M/s DLF Home Developers Ltd. vide order dated 08.07.2010.</li> <li>Plot No. K-18/1 falling under license no. 05 of 1986 dated 25.01.1986 was issued in favor of M/s Paragon Real Estate and Apartments Pvt. Ltd. which got merged into M/s DLF</li> </ol>	

Housing and construction Ltd. vide order dated 06.11.2000. Further, the aforesaid DLF Housing and Construction Ltd. merged into M/s DLF Home Developers Ltd. vide order dated 08.07.2010.

4. Plot No. K-20/1 falling under license no. 46 of 1983 dated 14.10.1983 and 85 of 1984 dated 16.04.1984 was issued in favor of M/s Apollo Land and Housing Co. Pvt. Ltd. and M/s Anurag Construction Co. Pvt. Ltd. which got merged into M/s DLF Housing and construction Ltd. vide order dated 06.11.2000. Further, the aforesaid DLF Housing and Construction Ltd. merged into M/s DLF Home Developers Ltd. vide order dated 08.07.2010.
5. Plot No. L-17/4 falling under license no. 19 of 1982 dated 26.08.1982, 26 of 1986 dated 07.04.1986 and 61 of 1992 dated 19.06.1992 was issued in favor of Messrs Paragon Real Estate and Apartments Pvt. Ltd., M/s Paragon Real Estate and Apartments Pvt. Ltd. and M/s Paragon Real Estate and Apartments Pvt. Ltd. which got merged into M/s DLF Housing and construction Ltd. vide order dated 06.11.2000. Further, the aforesaid DLF Housing and Construction Ltd. merged into M/s DLF Home Developers Ltd. vide order dated 08.07.2010.
6. Plot No. L-17A/3 falling under license no. 19 of 1982 dated 26.08.1982, 26 of 1986 dated 07.04.1986 and 61 of 1992 dated 19.06.1992 was issued in favor of Messrs Paragon Real Estate and Apartments Pvt. Ltd., M/s Paragon Real Estate and Apartments Pvt. Ltd. and M/s Paragon Real Estate and Apartments Pvt. Ltd. which got merged into M/s DLF Housing and construction Ltd. vide order dated 06.11.2000. Further, the aforesaid DLF Housing and Construction Ltd. merged into M/s DLF Home Developers Ltd. vide order dated 08.07.2010.
7. Plot No. L-25/14 falling under license no. 24 of 1985 dated 09.09.1985, 24 of 1986 dated 07.04.1986 and 04 of 1989 dated 05.12.1989 was issued in favor of M/s Anurag Construction Co. Pvt. Ltd., M/s Instant Batteries Ltd. and M/s Instant Batteries Ltd. which got merged into M/s DLF Housing and construction Ltd. vide order dated 06.11.2000. Further, the aforesaid DLF Housing and Construction Ltd. merged into M/s DLF Home Developers Ltd. vide order dated 08.07.2010.
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10. Plot No. P-2/24 falling under license no. 18 of 1982 dated 26.08.1982 and 17 of 1982 dated 26.08.1982 was issued in favor of Messrs Anurag Construction Co. Pvt. Ltd. and Messrs Apollo Land and Housing Co. Pvt. Ltd. which got merged into M/s DLF Housing and

construction Ltd. vide order dated 06.11.2000. Further, the aforesaid DLF Housing and Construction Ltd. merged into M/s DLF Home Developers Ltd. vide order dated 08.07.2010.

11. Plot No. Q-7/13 falling under license no. 64 of 1984 dated 02.02.1984 was issued in favor of M/s Instant Batteries Ltd. which got merged into M/s DLF Housing and construction Ltd. vide order dated 06.11.2000. Further, the aforesaid DLF Housing and Construction Ltd. merged into M/s DLF Home Developers Ltd. vide order dated 08.07.2010.
12. Plot No. Q-7/1 falling under license no. 58 of 1983 dated 31.10.1983 was issued in favor of M/s Instant Batteries Ltd. which got merged into M/s DLF Housing and construction Ltd. vide order dated 06.11.2000. Further, the aforesaid DLF Housing and Construction Ltd. merged into M/s DLF Home Developers Ltd. vide order dated 08.07.2010.
13. Plot No. A-55/20 falling under license no. 31 of 1983 dated 06.10.1983 was issued in favor of M/s D.L.F. Hotels. which got name changed into Mayur Recreational and Development Limited vide company no. 55-5565 dated 12.08.1997. The landowner/license contributed this plot into a partnership firm vide Memorandum of Partnership formed on 25.09.1998. The partnership was named "DLF Residential Partners Limited". This was registered as a company by the ROC certificate dated 31.07.2008. This plot has been sold to M/s DLF Home Developers Ltd. via sale deed dated 03.09.2021.

On scrutiny of the application, some of the major deficiencies and observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/386 dated 26.10.2021.

**15. Status of documents: -**

**Major Deficiencies/Observations**

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. Copy of approved building plan need to be provided.  
**Status: - Provided**
4. Approvals/ NOCs from various agencies for connecting external services for HUDA construction water, sewerage connection and electrical load availability connection need to be submitted.  
**Status: - Not required**
5. Copy of non-encumbrance certificate certified by tehsildar of the Revenue department on latest date need to be submitted.  
**Status: - Provided**
6. Copy of land title search report need to be certified by advocate on the latest date.  
**Status: - Provided**
7. Copy of REP-II needs to be provided.  
**Status: - Provided**

8. Natural Conservation NOC, Tree cutting permission/ NOC, Forest land diversion and Power line shifting NOC need to be provided.

**Status: - Affidavit Provided**

9. Copy of application form need to be submitted.

**Status: - Provided**

10. Revised copy of Builder Buyer agreement and allotment letter needs to be resubmitted as per the prescribed format.

**Status: - Provided**

#### Observations-

#### Part-E-Project Cost/sale Proceeds

11. CA/CS search report/certificate confirming that whether there is charge against the project land and receivable arising from the sold and unsold inventory of the project.

**Status: - No loan certificate is Provided**

#### Part H-Bank account details

12. Affidavit of the promoter keeping in view of section 4(2)(I)(D) of the Real Estate (Regulation & Development) act 2016 is not sign by the witness.

**Status: - Provided**

#### Part-II Project Proponents

13. Mobile Numbers to be updated for all authorized signatories/ directors need to be provided.

**Status: - Provided**



Planning Executive

**Day and Date of hearing**

Tuesday and 09.11.2021

**Proceeding recorded by**

Ram Niwas

#### PROCEEDINGS OF THE DAY

Proceedings dated: 09.11.2021

Ms. Prachi Singh, Planning Executive briefed the facts about the project

Sh. Anish Dham (AVP) and Sh. Siddharth Gandhi (GM) are present on behalf of the promoter.

An application regarding registration of residential floors project namely "Independent Floors at DLF City Phase I & II" situated at DLF City Phase-I & DLF City Phase-II, Gurugram, Haryana being developed by M/s DLF Home Developers Limited was submitted on 08.10.2021 under section 4 of Real Estate (Regulation and Development), Act 2016. This application for registration is a part of the residential plotted colony which falls under 15 licenses which has obtained the part completion certificate dated 16.01.1990 and 24.05.1991 states as under: -

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6. 58 of 1983- M/s Instant Batteries Ltd.
7. 64 of 1984- M/s Instant Batteries Ltd.
8. 85 of 1984- M/s Anurag Construction Co. Pvt. Ltd.
9. 24 of 1985- M/s Anurag Construction Co. Pvt. Ltd.
10. 25 of 1985- M/s Instant Batteries Ltd.
11. 05 of 1986- M/s Paragon Real Estate and Apartments Pvt. Ltd.
12. 24 of 1986- M/s Instant Batteries Ltd.
13. 26 of 1986- M/s Paragon Real Estate and Apartments Pvt. Ltd.
14. 04 of 1989- M/s Instant Batteries Ltd.
15. 61 of 1992- M/s Paragon Real Estate and Apartments Pvt. Ltd.

**Details of the 13 residential Plots: -**

1. Plot No. K-16/25 falling under license no. 05 of 1986 dated 25.01.1986 was issued in favor of M/s Paragon Real Estate and Apartments Pvt. Ltd. which got merged into M/s DLF Housing and construction Ltd. vide order dated 06.11.2000. Further, the aforesaid DLF Housing and Construction Ltd. merged into M/s DLF Home Developers Ltd. vide order dated 08.07.2010.
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The Building Plans for the above plots have been approved by DTP Gurugram under self-certification policy and are valid upto October 2023. The internal services in the colony are already laid and part CC also stand granted by DTCP. There were few corrections in DPI and REP-I (A to H) which have also been made and hard copy also submitted.

In view of above, the Authority decides to grant the registration certificate for construction and sale of 52 apartment units on 13 number of plots situated in DLF City Phase-I and II.

v.1 - 3

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



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