



**HARERA**  
GURUGRAM

**HARYANA REAL ESTATE REGULATORY  
AUTHORITY GURUGRAM**

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी. डब्ल्यू. डी. विश्राम गृह सिविल लाईंस गुरुग्राम हरियाणा

**Independent Floors at DLF Garden City Enclave**

**RERA-GRG-PROJ-1060-2022**

**Project hearing brief**

S.No.	Particulars	Details		
1.	Name of the project	Independent Floors at DLF Garden City Enclave		
2.	Name of the promoter	M/s DLF Limited		
3.	Nature of the project	Independent Residential Floors		
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-1060-2022		
9.	License no.	94 of 2021		
10.	Total licensed area	26.91875 acres	Area to be registered	3.57 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	13.05.2022	
	iii)	Layout plan Approval	21.02.2021	
	iv)	Building plan approval	27.05.2022	26.05.2024
	v)	Environmental Clearance	28.04.2022	27.04.2032
	vi)	Airport height clearance		N/A
	vii)	Fire scheme approval		N/A
	viii)	Service plan and estimate approval	24.01.2022	
12.	File Status	Date		
	File received on	13.05.2022		
	First notice Sent on	09.06.2022		
	1 <sup>st</sup> hearing on	20.06.2022(adjourned)		
	First reply submitted on	15.06.2022		
	2 <sup>nd</sup> hearing on	04.07.2022		

**Email :** hareragurugram@gmail.com, reragurugram@gmail.com, **Website :** www.harera.in  
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016

Act No. 16 of 2016 Passed by the Parliament  
भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण  
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



Independent Floors at DLF GardenCity Enclave  
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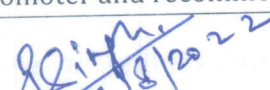
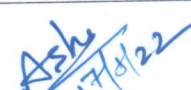
	3 <sup>rd</sup> hearing on	11.07.2022	
	4 <sup>th</sup> hearing on	25.07.2022	
	5 <sup>th</sup> hearing on	27.07.2022	
	6 <sup>th</sup> hearing on	08.08.2022	
	Second reply submitted on	08.08.2022	
13.	Status of Documents	<b>Major Deficiencies-</b> <ol style="list-style-type: none"><li>The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). <b>Status: - Done</b></li><li>Corrections in Detailed Project Information needs to be done. <b>Status: - Done</b></li><li>Copy of approved building plans of residential plots need to be submitted. <b>Status: - Provided</b></li><li>PERT Chart is not submitted. <b>Status: - Provided</b></li><li>Project report need to be revised. <b>Status: - Provided</b></li><li>Draft copy of brochure for the project needs to be submitted. <b>Status: - Provided</b></li><li>Details of inventory plot wise needs to be submitted. <b>Status: - Provided</b></li><li>REP-II needs to be provided. <b>Status: - Provided</b></li><li>The appropriate registration fee cannot be calculated as approved layout plan is not provided. <b>Status: - Provided</b> and paid fee Rs. 13,88,300/-</li><li>Copy of approved zoning plan, layout plan and demarcation plan need to be provided. <b>Status: - Provided</b></li><li>Copies of approved roads and pavement plan, approved water supply plan, approved sewerage and garbage disposal plan, approved storm water drainage plan, approved parking plan need to be submitted. <b>Status: - Provided</b></li><li>Copy of superimposed demarcation plan on approved layout plan on A1 sheet not submitted. <b>Status: -</b></li><li>Copies of approved X-section plan, Floor plan, apartment plan, elevation plan and structural plan need to be submitted. <b>Status: - Provided</b></li></ol>	

		<p>14. Payment plans need to be provided. <b>Status: - Provided</b></p> <p>15. The Legal documents i.e., application form, BBA, allotment letter and conveyance deed related to allottees is not in the proper format. The same needs to be provided. <b>Status: - Provided</b></p> <p><b>Observations-</b></p> <p>16. Cost of land for the area applied for registration needs to be clarified. An annexure in support of the same needs to be submitted. <b>Status: - Provided</b></p> <p>17. Loan sanction letter for Rs. 225 crore (charge id 100553174) created as on 29.03.2022 and Rs. 425 crore (charge id 100517736) availed from axis bank Ltd. needs to be submitted. <b>Status: - Provided</b></p> <p>18. Form CHG-I filled with registrar of company needs to be submitted. <b>Status: - Provided</b></p> <p>19. Bank undertaking needs to be submitted. <b>Status: - Provided</b></p> <p>20. Affidavit by the promoter Keeping in view the provisions of section 4 (2) (l) (D) of the Real Estate (Regulation &amp; Development) Act, 2016 not sign by the witness and not notarised by the notary public. <b>Status: - Provided</b></p>
14.	Deficit documents	All deficiencies are removed by the promoter.
<b>Day and Date of hearing</b>		Wednesday and 17.08.2022
<b>Proceeding recorded by</b>		Ram Niwas
<b>Case History:</b>		
<p>An application regarding registration of residential floors projects namely "Independent Floors at DLF GardenCity Enclave" situated at Sector-93, Gurugram, Haryana being developed by M/s DLF Limited was submitted on 13.05.2022 under section 4 of Real Estate (Regulation and Development), Act 2016. This application for registration is a part of the affordable residential plotted colony under DDJAY which falls under license no.94 of 2021 for area admeasuring 26.91875 acres dated 12.11.2021 valid up to 11.11.2026 being issued in DLF Utilities Limited and others in collaboration with M/s DLF Ltd by DTCP, Haryana which got registered by the authority vide RC no. 25 of 2022 dated 11.04.2022 valid upto 29.03.2024.</p>		

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The project comprises of 367 plots out of which 184 plots are frozen and 183 plots are unfrozen. Now, the promoter has submitted the application regarding 83 frozen plots on which total of 332 units and 14 unfreeze plots on which total of 56 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/466 dated 09.06.2022. The promoter has submitted the reply dated 15.06.2022 and 08.08.2022 which was scrutinized, and all the deficiencies are removed by the promoter and recommended for grant of registration in view of the above compliances.

 <b>(Prachi Singh)</b> <b>Planning Executive</b>	 <b>(Asha)</b> <b>Chartered Accountant</b>
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<b>Day and Date of hearing</b>	Monday and 17.08.2022
<b>Proceeding recorded by</b>	Sh. Ram Niwas

**REPRESENTED THROUGH**

Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Sh. Anish Dham	AVP	9915510150	
2.	Sh. Ketan Nanda	AVP	9654400327	
3.	Sh. Abhinav Saxena	DM	9074272008	


**PROCEEDINGS OF THE DAY**


Proceedings dated: 17.08.2022

Ms. Geeta Rathee Singh, Sr. Legal Officer and Ms. Prachi Singh, Planning Executive 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.

In view of the above recommendations, the Authority decides to grant registration.

  
**(Vijay Kumar Goyal)**  
**Member, HARERA, Gurugram**

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