



Project hearing brief

SN	Particulars	Details	
1.	Name of the project	Independent Floors at DLF City Phase III	
2.	Name of the promotor	M/s DLF Builders & Developers Private Limited	
3.	Nature of the project	Residential Floors	
4.	Location of the project	Independent Floors at DLF City Phase III	
5.	Legal capacity	Third Party 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 license holder	Not applicable	
b)	License no.	Not applicable	
c)	Total area of the licensed colony	Not applicable	
d)	Total area of the plots applied for registration	1.0008 acres	
e)	Total number of independent floors	72 (S+4) units on 18 plots	
g)	Status of project	New	
h)	Whether registration applied for whole/phase	Whole	
7.	Online application ID	RERA-GRG-PROJ-963-2021	
8.	Statutory approvals either applied for or obtained prior to registration		
i)	License Approval	Date of approval	Validity up to
		Not applicable	
ii)	Zoning Plan Approval	26.10.2016	
iii)	Layout Approval plan	19.07.2018	
iv)	Building approval plan for residential	02.12.2021	01.12.2023
vii)	Environmental Clearance	N/A	
viii)	Service plan and estimate approval	Not required	
9.	File Status	Date	
	Project received on	26.11.2021	
	1 st deficiency notice sent on	08.12.2021	

	1st Hearing on	20.12.2021
	1st Reply	16.12.2021
10	Projected date of completion of the project	14.02.2025
11	Present stage of completion for ongoing projects (%)	New
12	No. of Units i.e. (sold units - in case of ongoing and unsold units)	Unsold units: -72
13	Detail of encumbrances	Non encumbrance certificate is provided
14	<p>Project Summary</p> <p>An application regarding registration of residential floors projects namely "Independent Floors at DLF City Phase III" situated at DLF City Phase- III, Gurugram, Haryana being developed by M/s DLF Builders & Developers Private Limited was submitted on 26.11.2021 under section 4 of Real Estate (Regulation and Development), Act 2016. The promoter has purchased the 18 plots through conveyance deed vide memo no. 11760 dated 15.11.2021 executed between M/s DLF limited, M/s DLF Home Developers Limited and M/s DLF Builders & Developers Private Limited.</p> <p>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/407 dated 08.12.2021.</p>	
15	<p>Status of documents: - As per reply dated 16.12.2021, the documents which are submitted are as follows: -</p> <p>Major Deficiencies/Observations</p> <ol style="list-style-type: none"> 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 Corrections in Detailed Project Information needs to be done. Status: - Not Done Copy of approved building plans of residential plots need to be submitted. Status: -Provided PERT Chart is not submitted. Status: -Provided Project report and brochure of the projects needs to be provided. Status: -Provided Details of inventory plot wise needs to be submitted. Status: -Provided Copy of land title search report certified by advocate on the latest date need to be revised. 	

Status: -Provided

8. Copy of non-encumbrance certificate certified by tehsildar of the Revenue department need to be submitted by applicant promoter M/s DLF Builders and Developers Private Limited.

Status: - Non-encumbrance is certified by Tehsildar in the name of the land/khasra owner which was provided with the application. Further to clarify, plots on the mentioned khasra are sold to individual allottees, which is established by the way of individual sale deed (plot wise) registered with the registrar. M/s DLF Builders & Developers Private Limited have purchased the said plot through registered sale deed. Also, to re-establish, no loan affidavit by the promoter has been provided to ensure that there is no loan on the project.

9. Payment plan need to be submitted.

Status: -Provided

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

Status: -Provided

11. The Legal documents i.e., application form and builder buyer agreement related to allottees are not in the proper format. The same needs to be provided.

Status: -Provided

Observations-

Part-E-Project Cost/sale Proceeds

12. 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: -Provided

13. 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 has been Provided

14. Saleable area of the project needs to be corrected.

Status: -Provided

Part H-Bank account details

15. Keeping in view the provisions of section 4 (2) (I) (D) of the Real Estate (Regulation & Development) Act, 2016, promoter needs to provide an affidavit duly signed by the authorised signatory and witness.

Status: -Provided

Part-I-Quarterly schedule of physical and financial progress

16. CA Certificate for expenditure incurred and source of fund up to the date of registration of application needs to be submitted.

Status: -Provided

Part-II Project Proponent


17. KYC of Saurabh Kumar Gupta needs to be provided.

Status: -Provided


PLANNING EXECUTIVE
Planning Executive

Day and Date of hearing	Monday and 20.12.2021
Proceeding recorded by	Ram Niwas
PROCEEDINGS OF THE DAY	
<p>Proceedings dated: 20.12.2021</p> <p>Ms. Prachi Singh Planning Executive briefed the facts of the case.</p> <p>Sh. Anish Dham (AVP) and Sh. Sidharth Gandhi (GM) are present on behalf of the promoter.</p> <p>An application regarding registration of residential floors projects namely "Independent Floors at DLF City Phase III" situated at DLF City Phase- III, Gurugram, Haryana being developed by M/s DLF Builders & Developers Private Limited was submitted on 26.11.2021 under section 4 of Real Estate (Regulation and Development), Act 2016. The promoter has purchased the 18 plots through conveyance deed vide memo no. 11760 dated 15.11.2021 executed between M/s DLF limited, M/s DLF Home Developers Limited and M/s DLF Builders & Developers Private Limited.</p> <p>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/407 dated 08.12.2021. The promoter has submitted the reply dated 16.12.2021 after scrutinizing the reply following deficiencies are as follows: -</p> <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). 2. Corrections in Detailed Project Information needs to be done. <p>The AR of the promoter informed that they are submitting corrected copy of the DPI and also online corrections in the A to H format have been done which will be verified by the concerned planning executive.</p> <p>The Authority has decided to register the project under Section 5 of the Real Estate (Regulation and Development) Act, 2016 subject to verification of the corrections in the DPI and A to H format.</p>	


Sh. Vijay Kumar Goyal
Member, HARERA, Gurugram


Dr. Krishana Kumar Khandelwal
Chairman, HARERA, Gurugram