

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Alameda Central

RERA-GRG-PROJ-1144-2022

Hearing brief for registration of project u/s 4

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.	Phase no.	N/A		
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.	Completion date declared u/s 4(2)(I)(C)	30.04.2025		
14.	QPR compliances (if any)	N/A		
15.	4(2)(I)(D) compliances (if any)	N/A		
16.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Approval no with date	Validity up to
	i)	License Approval	139 of 2022 dated 09.09.2022	08.09.2027
	ii)	Zoning Approval Plan	N/A	N/A
	iii)	Layout Approval plan	DRG No: DTCP 8608 dated 13.09.2022	
	iv)	Environmental Clearance	N/A	N/A
	v)	Architectural Control Sheet	Not Provided	
	vi)	Service plan and estimate approval	Applied on 21.09.2022	
17.	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/-		
18.	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
19.	File Status	Date
	File received on	16.09.2022
	First notice Sent on	28.09.2022
	First hearing on	03.10.2022
	Second hearing on	17.10.2022
	Third hearing on	14.11.2022
20.	Status of Documents	<ol style="list-style-type: none"> 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: Not submitted. Online DPI needs to be corrected. Status: Not submitted Approved architectural control sheet needs to be submitted, if applied than copy of the same needs to be submitted. Status: Not submitted Approved Service Plan and Estimates needs to be submitted. Status: Not submitted Approvals / NOC's from various agencies for connecting external services like roads and storm water drainage needs to be submitted. Status: Not submitted Natural Conservation zone NOC needs to be submitted. Status: Not submitted Tree cutting permission needs to be submitted. Status: Not submitted Draft Allotment letter needs to be revised. Status: Not submitted Draft Builder Buyer Agreement needs to be revised as per the prescribed format. Status: Not submitted Draft brochure of the project needs to be submitted. Status: Not submitted
	Deficit Documents	<ol style="list-style-type: none"> The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Online DPI needs to be corrected. Approved architectural control sheet needs to be submitted, if applied than copy of the same needs to be submitted. Approved Service Plan and Estimates needs to be submitted. Approvals / NOC's from various agencies for connecting external services like roads and storm water drainage needs to be submitted. Natural Conservation zone NOC needs to be submitted. Tree cutting permission needs to be submitted.



		<p>8. Draft Allotment letter needs to be revised.</p> <p>9. Draft Builder Buyer Agreement needs to be revised as per the prescribed format.</p> <p>10. Draft brochure of the project needs to be submitted.</p>
--	--	---

Case History:-

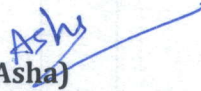
The promoter M/s DLF Home Developers Ltd who is a license holder had applied for the registration of real estate project namely "Alameda Central" located at Sector-73, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 41085 dated 16.09.2022 and 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.

On 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.

No reply has been submitted by the promoter.

On 17.10.2022, Sh. Sumeet, Engineer Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Ketan Nanda (AVP), Sh. Kabir Kapoor (AR) and Sh. Anish Dham (AVP) 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 14.11.2022.


(Asha)

Chartered Accountant



(Sumeet)

Engineer Executive

Day and Date of hearing	Monday and 14.11.2022
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 14.11.2022

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

Sh. Anish Dham (AVP), Sh. Tarun Yadav and Sh. Abhinav Sarwan are present on behalf of the promoter.

The authority considered the application for registration of above mentioned real estate project u/s 4 of the Act of 2016. The promoter is required to enclose the requisite documents as provided in section 4(2) of the Act of 2016 and the rules and regulations made thereunder.

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.
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 prescribed format.



10. Draft brochure of the project needs to be submitted.

The promoter is advised to rectify the deficiencies within 15 days otherwise the Authority may proceed to initiate proceedings to reject the application u/s 5(1)(b) of Act of 2016 read with rule 5 of the Haryana Rules, 2017 for the reason regarding deficiencies in the application and non-submission of requisite documents.

The matter to come up on 28.11.2022.

(Sanjeev Kumar Arora)
Member, HARERA, Gurugram

(Ashok Sangwan)
Member, HARERA, Gurugram

(Vijay Kumar Goyal)
Member, HARERA, Gurugram

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