

Project Hearing Brief

SN	PARTICULARS	DETAILS	
1.	Name of the project	GH 63	
2.	Name of the promotor	M/s DLF Home Developers Limited	
3.	Nature of the project	Group Housing colony	
4.	Location of the project	Revenue estates of village Maidawas, Sector 63. Gurugram	
5.	Legal capacity	Collaborator	
6.	Name of the license holder	1. M/s Arlie Builders & Developers Pvt. Ltd. 2. M/s Aaliyah Real Estate Developers Pvt. Ltd. 3. M/s Arnon Builders & Developers Pvt. Ltd. 4. Beyla Builders & Developers Pvt. Ltd. 5. Afaaf Builder & Developers Pvt. Ltd. 6. Karena Estates Developers Pvt. Ltd. 7. Alfonso Builders & Developers Pvt. Ltd. 8. ZanoBi Builder & Developers Pvt. Ltd. 9. Sh. Ajit Singh s/o Sh. Preetam	
7.	Name of the collaborator	M/s DLF Home Developers Limited	
8.	Status of project	New	
9.	Whether registration applied for whole/ phase	Whole	
	Total Area	25.087 acres – Applied for the registration	
10.	Online application ID	RERA-GRG-PROJ-1138-2022	
11.	License No.	123 of 2012 dated 20.12.2012	Valid till 19.12.2025
12.	Total licensed area	25.087 Acres	Area to be Registered 25.087 Acres
13.	Statutory approvals either applied for or obtained prior to registration		
	i)	License Approval	Date of approval 123 of 2012 dated 20.12.2012 Validity upto 19.12.2025
	ii)	Zoning Plan Approval	DGTCP-3630 dated 21.12.2012
	iii)	Building plan Approval	ZP-1524/AD(RA)/2022/11631 Dated 28.04.2022 27.04.2027
	iv)	Environmental Clearance	EC22B039HR137715 dated 11.06.2022 10.06.2032
	v)	Airport height clearance	PALM/NORTH/B/121321/640972 20.12.2029
	vi)	Fire Scheme Approval	Applied on 27.07.2022
	vii)	Service plan and estimate approval	Applied on 17.06.2022
14.	File Status	Date	
	Project received on	29.08.2022	



	1 st deficiency notice sent on	07.09.2022
	1 st hearing on	19.09.2022
	2 nd hearing on	
	3 rd hearing on	
15.	Projected date of completion of the project	31.08.2029
16.	Present stage of completion for ongoing projects (%)	NA
17.	(Sold units - in case of ongoing/ unsold units)	Nil Units Sold
18.	Detail of encumbrances	Non encumbrance certificate Submitted
19.	Remarks	<p>An application regarding registration of group housing colony project namely "GH63" situated in Revenue estates of village Maidawas, Sector 63, Gurugram being developed by M/s DLF Home Developers Limited was submitted on 29.08.2022 under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application for registration is a group housing colony which has been licensed vide license no. 123 of 2012 dated 20.12.2012 valid upto 19.12.2025 which was issued in favour of various landowners in collaboration with M/s DLF Home Developers Limited for development of group housing colony for an area admeasuring 25.087 acres.</p> <p>The Promoter is the collaborator of the land which is owned by the license holder(s) namely 1)M/s Arlie Builders & Developers Pvt. Ltd., 2)M/s Aaliyah Real Estate Developers Pvt. Ltd., 3)M/s Arnon Builders & Developers Pvt. Ltd. 4)Beyla Builders & Developers Pvt. Ltd., 5)Afaaf Builder & Developers Pvt. Ltd., 6)Karena Estates Developers Pvt. Ltd. 7)Alfonoso Builders & Developers Pvt. Ltd. 8)Zanobi Builder & Developers Pvt. Ltd. 9)Sh. Ajit Singh s/o Sh. Preetam.</p> <p>The Promoter has entered into a Collaboration/Development Agreement with the landowners which is duly registered vide Regd. No. 2799 dt. 08.06.2022, 2797 dt. 08.06.2022, 2800 dt. 08.06.2022, 2798 dt. 08.06.2022, 2795 dt. 08.06.2022, 2796 dt. 08.06.2022 and copy of three collaboration agreement yet not submitted. Thereafter, license no. 123 of 2012 was obtained</p>



by the Promoter from Director Town and Country Planning Haryana for development of Group Housing Colony located in Revenue estates of village Maidawas, Sector 63, Gurugram.

The proposed project to be developed in one go manner. The total area admeasuring 25.087 acres is applied for registration.

Documents to be upload in online form (A-H) / DPI:

1. Demarcation Plan

Status: - Submitted -

2. Apartment plans

Status: - Submitted

3. Structural plan

Status: -Not Submitted

4. Parking plan

Status: - Submitted

5. Electricity supply plan

Status: - Submitted

6. Solid waste management plan

Status: - Submitted

7. Street light plan

Status: - Not Submitted

8. Landscape plan

Status: - Not Submitted

9. Documents relating to the entry of license and collaboration agreement in the revenue record.

Status: - Submitted-Applied copy

10. Non-default certificate from a chartered accountant.

Status: - Not Submitted.

11. Cash flow statement of the proposed project.

Status: - Submitted

12. Certificate from a chartered accountant certifying that the information provided by the applicant in form REP-1 is correct as per the books of accounts/balance sheet of the applicant.

Status: - Not Submitted



20. Deficiencies -


1. Deficit Fee – Rs 1,24,44,418/-as abstracted.
Status: - Not Submitted
2. 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: - Pending
3. Online DPI needs to be corrected.
Status: - Pending
4. Approval NOCs from the various agencies for connecting external services like roads, storm water drainage needs to be submitted.
Status: - Assurance Storm water Submitted.
5. Mining Permission needs to be submitted.
Status: - Submitted
6. Fire Scheme Approval - applied and copy of approval needs to be submitted.
Status: - Approval needs to be submitted
7. Service Plan Estimates – applied and copy of approval needs to be submitted.
Status: - Approval needs to be submitted
8. NOC for Forest Land diversion needs to be submitted.
Status: - Not Submitted
9. NOC for Powerline shifting needs to be submitted.
Status: - Not submitted.
10. Information to the revenue department regarding the entry of license and collaboration agreement needs to be submitted.
Status: - Submitted- Applied copy
11. Cost of land needs to be clarified according to the area applied for the registration.
Status: - Not submitted.
Non-default certificate has not been provided.
Status: - Not Submitted.
12. Affidavit by the promoter, keeping in view the provisions of section 4(2)(1)(D) of the Real Estate (Regulation & Development) Act, 2016, needs to be submitted.
Status: - Not Submitted.
13. Director report for the financial year 2018-19, 2019-20 and 2020-21 needs to be submitted.
Status: - Not submitted.
14. CA Certificate for expenditure incurred up to the date of registration needs to be submitted.
Status: - Not Submitted.
15. CA Certificate for financial & inventory details needs to be submitted.




Status: - Not submitted.

16. Cost of EDC/IDC needs to be clarified.
Status: Not submitted.

The promoter submitted a reply on 16.09.2022 which is being scrutinized and the remaining deficiencies be conveyed to the promoter.


(Ms. Asha)
Chartered Accountant


(J.S Sindhu)
Executive Engineer (Monitoring)

Day and Date of hearing	Monday and 19.09.2022
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 19.09.2022


Sh. J.S. Sindhu, Executive Engineer (Monitoring) and Ms. Asha (Chartered Accountant) briefed the facts of the case.

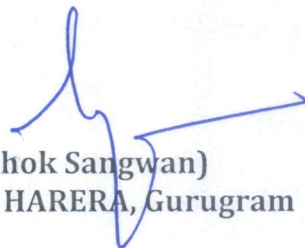
Sh. Anish Dham (AVP) and Sh. Sidharth Gandhi (AVP) are present on behalf of the promoter.

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


Deficit fee, if any be also paid before the next date of hearing along with proof of having deposited the deficit fee. However, the AR has submitted a copy of circular issued by interim HRERA bearing Memo No. 1049, dated 15.09.2017 vide which a clarification has been issued to M/s NAREDCO Haryana that a promoter may register his license (unlaunched) projects any time in future before advertising, marketing or sale of the real estate project and seeks a liberty to file representation in this regard. The applicant promoter may submit the representation within 2 weeks and same shall be got examined by the Authority by taking a legal opinion from Addl. AG, Haryana.

The matter to come up on 10.10.2022.


(Sanjeev Kumar Arora)
Member, HARERA, Gurugram


(Ashok Sangwan)
Member, HARERA, Gurugram


(Vijay Kumar Goyal)
Member, HARERA, Gurugram


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



HARERA
GURUGRAM

Promoter Name
Project Name

DLF Home Developers Ltd.
GH 63

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