

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)	08.09.2027	
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
	i)	License Approval	139 of 2022 dated 09.09.2022
	ii)	Zoning Approval Plan	N/A
	iii)	Layout Approval plan	DRG No: DTCP 8608 dated 13.09.2022
	iv)	Environmental Clearance	N/A
	v)	Architectural Control Sheet	ZP-1660/JD(RA)/2022/34208 dated 14.11.2022.
	vi)	Service plan and estimate approval	LC-4719/JE(DS)/2022/34091 dated 14.11.2022.
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
	Fourth hearing on	21.11.2022
20.	Status of Documents	<ol style="list-style-type: none">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. Status: Submitted but needs to be revised.2. Online DPI needs to be corrected. Status: Submitted but needs to be revised.3. Approved architectural control sheet needs to be submitted, if applied than copy of the same needs to be submitted. Status: Submitted. Approved vide memo no. ZP-1660/JD(RA)/2022/34208 dated 14.11.2022.4. Approved Service Plan and Estimates needs to be submitted. Status: Submitted. Approved vide memo no. LC-4719/JE(DS)/2022/34091 dated 14.11.2022.5. Approvals / NOC's from various agencies for connecting external services like roads and storm water drainage needs to be submitted. Status: Storm water submitted. Road access permission pending.6. Natural Conservation zone NOC needs to be submitted. Status: Undertaking for non-applicability submitted.7. Tree cutting permission needs to be submitted. Status: Submitted. Approved vide memo no. WD7-HFY-P9EF dated 03.11.2022.8. Draft Allotment letter needs to be revised. Status: Submitted.9. Draft Builder Buyer Agreement needs to be revised as per the prescribed format. Status: Submitted.10. Draft brochure of the project needs to be submitted. Status: Not submitted.
	Deficit Documents	<ol style="list-style-type: none">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 revised.

3. Approvals / NOC's from various agencies for connecting external services like roads needs to be submitted.
4. Draft brochure of the project needs to be submitted.

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.

On 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. 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.

The promoter submitted a reply on 16.11.2022 and 18.11.2022 which were scrutinized and the remaining deficiencies are mentioned above.

The promoter has requested the Authority to prepone the hearing scheduled for 28.11.2022 to 21.11.2022 as all the requisite approvals are in place.

Recommendations:

All the deficiencies are removed by the promoter except road access permission, brochure and corrections in online DPI and corrections in online A-H form. The Authority may grant the registration certificate subject to



the submission of road access permission within 2 months and corrections in the online DPI as well as in Online (A-H). Recommended for grant of registration.


(Asha)

Chartered Accountant


(Sumeet)

Engineer Executive


Day and Date of hearing	Monday and 21.11.2022
Proceeding recorded by	Ram Niwas


PROCEEDINGS OF THE DAY

Proceedings dated: 21.11.2022


Sh. Sumeet, Engineer Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Anish Dham (AVP) and Sh. Ketan Nanda (AVP) are present on behalf of the promoter.

Approved as proposed.


(Sanjeev Kumar Arora)
Member, HARERA, Gurugram


(Ashok Sangwan)
Member, HARERA, Gurugram


(Vijay Kumar Goyal)
Member, HARERA, Gurugram


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