



**Project hearing brief**

S.No.	Particulars	Details	
1.	Name of the project	Arcade 68	
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- 68, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of license holder	Sh. Shivraj Khatana	
7.	Status of project	New	
8.	Whether registration applied for whole/phase	Whole Project	
9.	Completion date as mentioned in REP-II	10.11.2027	
10.	Online application ID	RERA-GRG-PROJ-1202-2022	
11.	License no.	185 of 2022 dated 11.11.2022	Valid up to 10.11.2027
12.	Total licensed area	2 acres	Area to be registered 2 acres
13.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	185 of 2022 dated 11.11.2022 10.11.2027
	ii)	Zoning Plan Approval	N/A N/A
	iii)	Layout plan Approval	DRG No: DTCP 8741 dated 15.11.2022 N/A
	iv)	Environmental Clearance	N/A N/A
	v)	Architectural Control Sheet	Applied on 05.12.2022
	vi)	Service plan and estimate approval	LC-4514-JE(DS)-2023/2562 dated 30.01.2023
14.	Fee details		
	Registration fee	9044.72 * 1.5 * 20 =Rs 2,71,342/-	
	Processing fee	9044.72 * 10 = Rs 90,447/-	
	Late fee	N/A	
	Total	Rs 3,61,789/-	
15.	DD amount	Rs 3,62,000/-	
	DD no. and date	519372 dated 10.11.2022	
	Name of the bank issuing	ICICI Bank	

	<b>Deficient amount</b>	NIL
16.	<b>File Status</b>	<b>Date</b>
	<b>File received on</b>	28.11.2022
	<b>First notice Sent on</b>	05.12.2022
	<b>First hearing on</b>	19.12.2022
	<b>Second hearing on</b>	02.01.2023
	<b>Third hearing on</b>	23.01.2023
	<b>Fourth hearing on</b>	13.02.2023
17.	<b>Case History:-</b>	<p>The promoter M/s DLF Home Developers Ltd who is a Collaborator had applied for the registration of real estate project namely "Arcade 68" located at Sector-68, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 20510/44818 dated 28.11.2022 and RPIN-539. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1202-2022. The project area for registration is same as that of the licensed area i.e., 2 acres. License no - 185 of 2022 dated 11.11.2022 valid up to 10.11.2027. The application for registration was scrutinized and 1<sup>st</sup> deficiency notice vide notice no. HARERA/GGM/RPIN/539 dated 05.12.2022 was issued to the promoter with an opportunity of being heard on 19.12.2022.</p> <p>The promoter has submitted a reply on 13.12.2022 which was scrutinized and the remaining deficiencies were conveyed to the promoter.</p> <p>On 19.12.2022, the promoter was directed to remove the deficiencies and the matter was adjourned to 02.01.2023.</p> <p>On 02.01.2023, the matter was adjourned and fixed for 23.01.2023.</p> <p>On 23.01.2023, the matter was adjourned to 13.02.2023.</p> <p>The promoter submitted the reply on 03.02.2023 which was scrutinized and the status of the documents are mentioned below.</p>
18.	<b>Present compliance status as on 13.02.2023 of deficit documents as conveyed in the last hearing dated 23.01.2023.</b>	<ol style="list-style-type: none"> <li>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.</li> <li>2 Online DPI needs to be corrected. Status: Submitted but needs to be revised.</li> <li>3 Affidavit regarding no sale in the project for which license no. 36 of 2017 dated 15.06.2017 was granted which stands migrated to license no. 185 of 2022 needs to be submitted. Status: Submitted but needs to be revised.</li> <li>4 Approved architectural control sheet needs to be submitted, if applied than copy of the same needs to be submitted. Status: Applied on 05.12.2022- copy of receipt attached, pending for approval.</li> <li>5 Approved Service Plan and Estimates needs to be submitted, if applied than copy of the same needs to be submitted. <b>Status: Submitted. Memo no. LC-4514-JE(DS)-2023/2562 dated 30.01.2023.</b></li> </ol>





		<p>6 Approvals / NOC's from various agencies for connecting external services like roads and sewerage needs to be submitted. Status: Not submitted.</p> <p>7 Draft brochure of the project needs to be submitted. Status: Not Submitted.</p> <p>8 CA certificate for non-default in payment needs to be revised. Status: Submitted but needs to be revised.</p>
<b>Remarks</b>		<p>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.</p> <p>2 Online DPI needs to be corrected.</p> <p>3 Affidavit regarding no sale in the project for which license no. 36 of 2017 dated 15.06.2017 was granted which stands migrated to license no. 185 of 2022 needs to be submitted.</p> <p>4 Approved architectural control sheet needs to be submitted, if applied than copy of the same needs to be submitted.</p> <p>5 Approvals / NOC's from various agencies for connecting external services like roads and sewerage needs to be submitted.</p> <p>6 Draft brochure of the project needs to be submitted.</p> <p>7 CA certificate for non-default in payment needs to be revised.</p>

*Asha*  
(Asha)

**Chartered Accountant**

*on leave*  
(Sumeet)  
**Engineer Executive**

**Day and Date of hearing**

Monday and 13.02.2023

**Proceeding recorded by**

Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated: 13.02.2023.

Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Anish Dham (AR) is present on behalf of the promoter.

The AR of the promoter states that approval of architectural control sheets has been granted by DTCP today only and shall be submitting the copies of approved plans and letter within 3 days along with rectification of other minor deficiencies.

The matter to come up on 20.02.2023.

*Sanjeev Kumar Arora*  
(Sanjeev Kumar Arora)  
Member, HARERA, Gurugram

*Ashok Sangwan*  
(Ashok Sangwan)  
Member, HARERA, Gurugram

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

