

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	Memo no. ZP-1718/JD(RA)/2023/4393 dated 13.02.2023
	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	

	Deficient amount	NIL
16.	File Status	Date
	File received on	28.11.2022
	First notice Sent on	05.12.2022
	First hearing on	19.12.2022
	Second hearing on	02.01.2023
	Third hearing on	23.01.2023
	Fourth hearing on	13.02.2023
	Fifth hearing on	20.02.2023
17.	<p>Case History:-</p> <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 1st 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 has submitted a reply on 03.02.2022 which was scrutinized and the remaining deficiencies were conveyed to the promoter.</p> <p>On 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.</p> <p>The promoter submitted the reply on 14.02.2023 which was scrutinized and the status of the documents are mentioned below.</p>	
18.	<p>Present compliance status as on 20.02.2023 of deficit documents as conveyed in the last hearing dated 13.02.2023.</p>	<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 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.



	<p>4 Approved architectural control sheet needs to be submitted, if applied than copy of the same needs to be submitted. Status: Submitted. Memo no. ZP-1718/JD(RA)/2023/4393 dated 13.02.2023.</p> <p>5 Approvals / NOC's from various agencies for connecting external services like roads and sewerage needs to be submitted. Status: Sewerage submitted approved vide memo no. GMDA/SEW/2022/1312 dated 21.11.2022 and road access applied.</p> <p>6 Draft brochure of the project needs to be submitted. Status: Not Submitted.</p> <p>7 CA certificate for non-default in payment needs to be revised. Status: Submitted.</p>
Remarks	<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 Approvals / NOC's from various agencies for connecting external services like roads needs to be submitted.</p> <p>4 Draft brochure of the project needs to be submitted.</p>

Recommendations: The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except road access permission and draft brochure.

It is recommended that the Authority may consider for grant of registration subject to submission of undertaking regarding the submission of draft brochure and road access permission.


(Asha)

Chartered Accountant


(Sumeet)

Engineer Executive

Day and Date of hearing

Monday and 20.02.2023

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

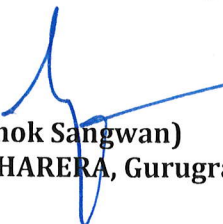
Proceedings dated: 20.02.2023.


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

Sh. Anish Dham, Sh. Nitin Gupta, Sh. Ketan Nanda and Sh. Kabir Kapoor 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

