



Project - Independent Floors at DLF Garden City Enclave Phase 2

RERA-GRG-1223-2022

Project hearing brief for registration u/s 4 of the Act, 2016

| S.No. | Particulars | Details | | |
|-------|--|--|---------------------------------------|----------------|
| 1. | Name of the project | Independent Floors at DLF Garden City Enclave Phase 2 | | |
| 2. | Name of the promoter | M/s DLF Ltd. | | |
| 3. | Nature of the project | Independent Residential Floors | | |
| 4. | Location of the project | Sector-93, Gurugram, Haryana | | |
| 5. | Legal capacity to act as a promoter | Collaborator | | |
| 6. | Name of the license holder | M/s Sagardutt Builders and Developers Pvt. Ltd. and others | | |
| 7. | Name of the collaborator | M/s DLF Ltd. | | |
| 8. | Status of project | New | | |
| 9. | Whether registration applied for whole/ phase | Whole | | |
| | Phase no. | N/A | | |
| 10. | Online application ID | RERA-GRG-1223-2022 | | |
| 11. | License no. | 94 of 2021 dated 12.11.2021 | Valid till 11.11.2026 | |
| 12. | Total licensed area | 26.91875 Acres | Area to be Registered 5.0105 Acres | |
| | | | | |
| 13. | Projected completion date | 30.10.2028 | | |
| 14. | Statutory approvals either applied for or obtained prior to registration | | | |
| | S.No | Particulars | Date of approval | Validity up to |
| | i) | License Approval | 12.11.2021 | 11.11.2026 |
| | ii) | Zoning Plan Approval | 13.05.2022 | |
| | iii) | Building plan Approval | 29.12.2022 | 28.12.2024 |
| | iv) | Environmental Clearance | 28.04.2022 | 27.04.2032 |
| | v) | Airport height clearance | N/A | |
| | vi) | Fire scheme approval | N/A | |
| | vii) | Service plan and estimate approval | 24.12.2022 | |
| 15. | Fee Details | | | |
| | Registration Fee | 5.0105*4046.86*2.64*2.64*10=Rs. 14,13,211/- | | |
| | Processing Fee | 5.0105*4046.86*2.64*10= 5,35,307/- | | |
| | Late Fee | - | | |
| | Total Fee | Rs. 19,48,518/- | | |
| 16. | DD amount | Rs. 19,49,000/- | | |

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| | DD no. and date | 521500 dated 04.05.2022 |
| | Name of the bank issuing | ICICI Bank, Gurugram |
| | Deficient amount | - |
| 17. | File Status | Date |
| | File received on | 21.12.2022 |
| | Deficiency conveyed on | 28.12.2022 |
| | First hearing on | 02.01.2023 |
| | First reply submitted on | 30.12.2022 |
| 18. | Case History: | <p>An application regarding registration of residential floors project namely "Independent Floors at DLF Garden City Enclave Phase 2" situated at Sector-93, Distt. Gurugram being developed by M/s DLF Pvt. Ltd. was submitted on 21.12.2022 under section 4 of Real Estate (Regulation and Development), Act 2016. This application for registration is a part of the affordable residential plotted colony under DDJAY which falls under license no. 94 of 2021 for area admeasuring 26.91875 acres dated 12.11.2021 valid up to 11.11.2026 being issued in favor of M/s Sagardutt Builders and Developers Pvt. Ltd. and others in collaboration M/s DLF Ltd. which got registered vide RC no. 25 of 2022 dated 11.04.2022. The project comprises of 367 plots out of which 184 plots are frozen which got unfreeze vide order memo no.LC-4223/JE(DS)/2022/30117 dated 04.10.2022 issued by DTCP, Haryana and 183 plots are unfrozen.</p> <p>The application submitted by the promoter for the said project contains 136 plots on which total of 544 units are to be constructed.</p> <p>On scrutiny of the application, some of the major deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/553 dated 28.12.2022.</p> |
| 19. | Present compliance status as on 02.01.2023 of deficient documents as conveyed in the notice dated 28.12.2022 | <ol style="list-style-type: none"> 1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). Status: - Not done 2. Corrections in Detailed Project Information needs to be done. Status: - Not done 3. Copy of approved building plans of 21 residential plots need to be submitted. Status: - Submitted 4. Since the remaining 21 plots approved building plan is not provided, the appropriate registration and processing fee cannot be calculated. Hence, after the submission of the approved building plans any deficit fee comes out then the same shall be paid. Status: - Submitted 5. Copies of approved X-section plan, Floor plan, apartment plan, elevation plan and structural plan need to be submitted. Status: - Submitted 6. REP-II needs to be provided. Status: - Submitted 7. PERT Chart needs to be revised. Status: - Submitted 8. Project report need to be revised. Status: - Submitted |



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| | | <p>9. Draft copy of brochure for the project needs to be submitted. Status: - The promoter will submit the same after launch of the project.</p> <p>10. Details of inventory plot wise needs to be submitted. Status: - Submitted</p> <p>11. Cost of land for the area applied for registration needs to be clarified. An annexure in support of the same needs to be submitted. Status: - Submitted</p> <p>12. CA certificate for cost incurred up to date of registration need to be match with the online DPI. Status: - Submitted</p> |
| 20. | Remarks | <p>1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). Status: - The promoter may be directed to submit the bound hard copy of DPI and REP-1 within a week.</p> <p>2. Corrections in Detailed Project Information needs to be done. Status: - The promoter may be directed to submit the bound hard copy of DPI and REP-1 within a week.</p> |
| 21. | <p>Recommendation: - 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.</p> | |

Asha
Asha
Chartered Accountant

Prachi Singh
Prachi Singh
Planning Executive

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| Day and Date of hearing | Monday and 02.01.2023 |
| Proceeding recorded by | Ram Niwas |

PROCEEDINGS OF THE DAY

Proceedings dated: 02.01.2023

Ms. Prachi Singh, Planning Executive briefed about the facts of the case.

Sh. Ketan Nanda, Kabir Kapoor, Nitin Gupta and Anish Dham are present on behalf of the promoter.

Approved as proposed.

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

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

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