



New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह सिविल लाईंस गुरुग्राम हरियाणा

Central 67  
RERA-GRG-PROJ-1458-2023

**Hearing brief for project registration u/s 4**

S.No.	Particulars	Details	
1.	Name of the project	Central 67	
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-67, 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.	Completion date as mentioned in REP-II	31.12.2027	
10.	Online application ID	RERA-GRG-PROJ-1458-2023	
11.	QPR Compliances (if applicable)	N/A	
12.	4(2)(I)(D) Compliances (if applicable)	N/A	
13.	4(2)(I)(C) Compliances (if applicable)	N/A	
14.	Status of change of bank account (if applicable)	N/A	
15.	Details of proceedings pending against the project (if applicable)	N/A	
16.	RC Conditions Compliances (if applicable)	N/A	
17.	License no.	234 of 2023 dated 03.11.2023	Valid up to 02.11.2028
18.	Total licensed area	8.6987 acres	Area to be registered 8.6987 acres
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	234 of 2023 dated 03.11.2023
	ii)	Zoning Approval Plan	N/A
	iii)	Layout Approval plan	Drg. No. DGTCP 9777 dated 03.11.2023
	iv)	Environmental Clearance	N/A
	v)	Architectural Control Sheet	Not provided
			Validity up to
			02.11.2028
			N/A
			N/A
			N/A



	vi)	<b>Service plan and estimate approval</b>	Not provided
20.	<b>Fee details</b>		
		<b>Registration fee</b>	51751.3402 * 1.5 * 20 =Rs 15,52,540/-
		<b>Processing fee</b>	51751.3402 * 10 = Rs 5,17,513 /-
		<b>Late fee</b>	N/A
		<b>Total</b>	Rs 20,70,053/-
21.	<b>DD amount</b>		
			Rs 15,90,000/- Rs 5,25,000/-.
		<b>DD no. and date</b>	522673 dated 26.10.2023 522724 dated 15.11.2023
		<b>Name of the bank issuing</b>	ICICI Bank
		<b>Deficient amount</b>	Nil
22.	<b>File Status</b>		<b>Date</b>
		<b>File received on</b>	07.11.2023
		<b>First notice Sent on</b>	16.11.2023
		<b>First hearing on</b>	20.11.2023
		<b>Second hearing on</b>	04.12.2023
23.	<b>Case History:-</b>		
	<p>The promoter M/s DLF Home Developers Ltd. who is a license holder had applied for the registration of real estate project namely "<b>Central 67</b>" located at Sector-67, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 61443 dated 07.11.2023 and RPIN-669. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1458-2023. The project area for registration is same as that of the licensed area i.e., 8.6987 acres. License no – 234 of 2023 dated 03.11.2023 valid up to 02.11.2028.</p> <p><b>The license no. 234 of 2023 dated 03.11.2023 has been issued by DTCP subject to that the promoter shall abide with the final outcome of CBI enquiry regarding khasra no. 132//15/1 &amp; 16/2 of village Badshahpur in respect of section 4 dated 02.06.2009.</b></p> <p>The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/669 dated 16.11.2023 was issued to the promoter with an opportunity of being heard on 20.11.2023.</p> <p><b>On 20.11.2023</b>, Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Anish Dham and Sh. Siddharth Gandhi (AR) are present on behalf of the promoter and states that the reply has already been submitted in the authority on 17.11.2023 which is yet to be scrutinized. Further, the AR states that standard design approval is yet to be got approved from the DTCP which will be submitted within two weeks in the registry of the Authority. The matter to come up on 04.12.2023 for further proceedings.</p> <p>The promoter has submitted the reply on 16.11.2023, 17.11.2023 and 01.12.2023 which have been scrutinized and the status of the documents is mentioned below:</p>		
24.	<b>Present compliance status as on 04.12.2023</b>	1	Deficit fee Rs 4,80,053/- needs to be submitted.





<p>of the deficiencies conveyed in the last hearing dated 20.11.2023.</p>	<p><b>Status: Submitted vide DD no. 522724 dated 15.11.2023 amount Rs 5,25,000/-.</b></p> <p>2 Affidavit regarding no advertisement, marketing, booking, sale (as per section 3 of the RERA, 2016) in the project for which license no. 13 of 2010 dated 03.02.2010 was granted which stands migrated to license no. 234 of 2023 needs to be submitted. <b>Status: Submitted.</b></p> <p>3 The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. <b>Status: Not submitted</b></p> <p>4 Online DPI needs to be corrected. <b>Status: Not submitted</b></p> <p>5 Approved architectural control sheet needs to be submitted. <b>Status: Not submitted</b></p> <p>6 Approved Service Plan and Estimates needs to be submitted, if applied than copy of the same needs to be submitted. <b>Status: Not submitted. However applied copy submitted.</b></p> <p>7 Copy of LC-IV and LC-IV(D) needs to be submitted. <b>Status: Submitted.</b></p> <p>8 Electrical load availability needs to be submitted. <b>Status: Submitted. Memo no. Ch-50/DGR-26B dated 15.11.2023.</b></p> <p>9 Natural Conservation zone NOC/Undertaking for non-applicability needs to be submitted. <b>Status: Undertaking submitted.</b></p> <p>10 Tree cutting permission has been expired, the same needs to be revalidated/clarified. <b>Status: Promoter states that no further tree cutting approval is required.</b></p> <p>11 The promoter submitted undertaking that there is no requirement of power line shifting. However, there is HT line passing through project area. It needs to be clarified. <b>Status: Promoter states that they will maintain ROW and will not create third party rights in ROW. Further no plot is affected in ROW.</b></p> <p>12 Road access permission needs to be submitted. <b>Status: Applied.</b></p> <p>13 Demarcation Plan superimposed on the approved layout plan showing khasra no. needs to be submitted. <b>Status: Submitted.</b></p> <p>14 Draft Allotment letter needs to be revised. <b>Status: Submitted.</b></p>
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		<p>15 Draft brochure/advertisement document of the project needs to be submitted. Status: Promoter states that the same is not prepared and will be submitted as per RERA.</p> <p>16 Cost of the land needs to be clarified according to the area applied for the registration. <b>Status: Submitted</b></p> <p>17 Project report needs to be revised. <b>Status: Submitted</b></p> <p>18 Bank undertaking needs to be submitted with the detail of authorised signatory with employee code and designation. <b>Status: Submitted</b></p> <p>19 Affidavit of promoter regarding arrangement with the bank of master account needs to be revised. <b>Status: Submitted</b></p> <p>20 Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(1)(D) needs to be Submitted. <b>Status: Submitted</b></p> <p>21 Copy of paid challan of EDC, IDC, conversion charges and License Fee needs to be submitted. <b>Status: Submitted</b></p> <p>22 CA certificate for REP 1 needs to be submitted. <b>Status: Submitted</b></p> <p>23 Quarterly statement of expenditure needs to be submitted. <b>Status: Submitted</b></p> <p>24 ROC statement needs to be provided. <b>Status: Submitted</b></p>
	<p><b>Remarks</b></p>	<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 Approved architectural control sheet needs to be submitted.</p> <p>4 Approved Service Plan and Estimates needs to be submitted.</p> <p>5 The promoter submitted undertaking that there is no requirement of power line shifting. However, there is HT line passing through project area. It needs to be clarified - <b>Promoter states that they will maintain ROW and will not create third party rights in ROW.</b></p> <p>6 Road access permission needs to be submitted - <b>Promoter applied for the same.</b></p>





	7 Draft brochure/advertisement document of the project needs to be submitted - <b>Promoter states that the same is not prepared and will be submitted as per RERA.</b>
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*Asha*  
**(Asha)**  
**Chartered Accountant**

*Sumeet*  
**(Sumeet)**  
**Engineering Officer**

<b>Day and Date of hearing</b>	Monday and 04.12.2023
<b>Proceeding recorded by</b>	Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated: 04.12.2023.

Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project, Sh. Anish Dham and Sh. Siddharth Gandhi (AR) are present on behalf of the promoter.

The AR of the promoter present clarifies that 66 KV HT line is passing through extreme corner of the commercial plotted colony and proper ROW is maintained. Further, no plot is adversely affected by this HT line and an undertaking to this effect is already submitted. Regarding submission of approved service plans and estimates, the AR states that a BG/DD of Rs. 25 lakhs shall be submitted as a security amount for submission of approved copy of the service plans and estimates within four months. Further the approval of standard design is at the final stage in the DGTCP office and the same will be submitted very shortly. In view of the same the Authority has decided to grant the registration of the project. The registration certificate shall be issued only after submission of approval of standard designs and rectification of other deficiencies if any.

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

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

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

*Arun Gupta*  
**(Arun Kumar Gupta)**  
**Chairman, HARERA**



MEMORANDUM  
FOR THE RECORD

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