



New PWD Rest House, Civil Lines, Gurugram, Haryana
हरियाणा

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

Project - DLF Privana South
RERA-GRG-1460-2023

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details		
1.	Name of the project	DLF Privana South		
2.	Name of the promoter	M/s DLF Limited		
3.	Nature of the project	Group Housing		
4.	Location of the project	Sector-76 & 77, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the license holder	M/s DLF Limited and Others		
7.	Status of project	New		
8.	Whether registration applied for whole	Phase		
	Phase no.	1		
9.	Online application ID	RERA-GRG-PROJ-1460-2023		
10.	License no.	219 of 2023 dated 25.10.2023.		valid up to 24.10.2028.
11.	Total licensed area	116.2962 acres	Area to be registered	25.148 acres
12.	Projected completion date	30.06.2031		
13.	QPR Compliances (if applicable)	N/A		
14.	4(2)(I)(D) Compliances (if applicable)	N/A		
15.	4(2)(I)(C) Compliances (if applicable)	N/A		
16.	Status of change of bank account	N/A		
17.	Details of proceedings pending against the project	N/A		
18.	RC Conditions Compliances (if applicable)	N/A		
19.	Statutory approvals either applied for or obtained prior to registration			
S.No	Particulars	Date of approval		Validity upto
i)	License Approval	219 of 2023 dated 25.10.2023.		24.10.2028
ii)	Zoning Plan Approval	Drg No. DG,TCP 9740 dated 26.10.2023		
iii)	Building Approval plan	Not Submitted		
iv)	Environmental Clearance	Applied on 26.07.2023		
v)	Airport height clearance	2023/407/908-1911 dated 04.07.2023		03.07.2031
vi)	Fire scheme approval	Not Submitted		

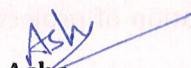
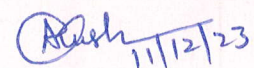
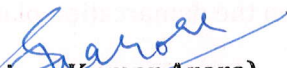
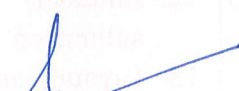

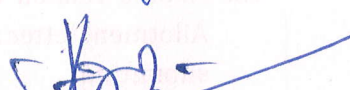


	vii) Service plan and estimate approval	Not Submitted
20.	Fee Details	
	Registration Fee	Fee cannot be calculated as the building plans are not submitted.
	Processing Fee	Fee cannot be calculated as the building plans are not submitted.
	Late Fee	Fee cannot be calculated as the building plans are not submitted.
	Total Fee	Fee cannot be calculated as the building plans are not submitted.
21.	DD amount	Rs 1,10,43,000/-
	DD no. and date	522721 dated 10.11.2023.
	Name of the bank issuing	ICICI Bank
	Deficient amount	Fee cannot be calculated as the building plans are not submitted.
22.	File Status	Date
	File received on	17.11.2023
	First notice Sent on	07.12.2023
	First hearing on	11.12.2023
23.	Case History:	
	<p>The Promoter M/s DLF Limited who is a collaborator applied for the registration of real estate group housing colony namely "DLF Privana South" located at Sector-76 &77, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 61926 dated 17.11.2023 and RPIN-675. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1460-2023. The project area for registration is 25.148 acres but the licensed area i.e., 116.2962 acres granted under License no - 219 of 2023 dated 25.10.2023 which is valid upto 24.10.2028.</p> <p>The DTCP has granted license no. 219 of 2023 for the development of Residential Colony (under New Integrated Licencing Policy (NILP) over an area admeasuring 116.29625 acres (after migration area 103.09625 acres from license no. 27 of 2012 dated 02.04.2012 along with fresh area 13.24 acres) in Sector 76-77, Gurugram. However, the promoter has applied for the registration of 25.148 acres as Phase 1 and the building plans if approved, by the DTCP, Haryana are not submitted by the promoter with the application for registration of the project to ascertain as to whether the phasing has been approved by the competent Authority or not.</p> <p>The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/675 dated 07.12.2023 was issued to the promoter with an opportunity of being heard on 11.12.2023.</p> <p>The promoter has not submitted any reply till date in reference to the deficiency notice issued to the promoter. The status of the documents is mentioned below:</p>	
24.	Present compliance status as on 11.12.2023 of deficient documents conveyed vide notice dated 07.12.2023.	<ol style="list-style-type: none"> 1. Fee cannot be calculated as the building plans are not submitted and will be calculated after the submission of the building plans and if the fee comes out deficit than the same shall be payable. 2. Affidavit regarding no advertisement, marketing, booking or sale etc. w.r.t the area migrated from the license no. 27 of 2012 dated 02.04.2012.



	<ol style="list-style-type: none">3. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.4. Online DPI needs to be corrected.5. The approved building plans are not attached in the application to ascertain the approval of phasing by the competent authority, and you had applied for registration of project in phases. The same needs to be clarified.6. Building plan approval (BR-III) alongwith the approved drawings need to be submitted.7. Environment Clearance needs to be submitted.8. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted.9. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted.10. Electrical load availability needs to be submitted.11. Approval NOC's from various agencies for connecting external services like road needs to be submitted.12. Affidavit/ NOC for Tree cutting permission needs to be submitted.13. Layout plan superimposed on the demarcation plan needs to be submitted.14. Pert chart needs to be submitted.15. Allottee related documents like Draft application form, Draft Allotment letter and Draft Builder buyer agreement needs to be submitted.16. HUDA construction water NOC needs to be submitted.17. Mining permission needs to be submitted.18. Draft brochure and advertisement document needs to be submitted.19. Quarterly schedule of estimated expenditure needs to be submitted.20. Land cost needs to be clarified according to area apply for registration.21. REP II needs to be revised.22. Project report needs to be revised.23. Financial resources needs to be met with project cost.24. Bank undertaking needs to be revised after incorporating details of authorized signatory with employee code and designation.25. Affidavit regarding arrangement of bank under section 4(2)(I)(D) needs to be revised.26. CA certificate for expenditure incurred and to be incurred needs to be revised.27. CA certificate for non-default needs to be revised.28. CA certificate for REP I needs to be submitted.
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		29. Affidavit regarding 10% auto deduct from the separate account for the EDC needs to be provided.
25.	Remarks	The promoter has not submitted any reply till date.
	 Asha Chartered Accountant	 Ashish Kush Planning Executive
	Day and Date of hearing	Monday and 11.12.2023
	Proceeding recorded by	Ram Niwas
PROCEEDINGS OF THE DAY		
Proceedings dated: 11.12.2023		
Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Anish Dham (AR), Sh. Ketan Nanda (AR) and Sh. Kabir Kapoor (AR) are present of behalf of the promoter. The AR of the promoter stated that they have submitted the reply on 08.12.2023 which needs to be scrutinized by the office. The matter to come up on 18.12.2023 for further proceedings.		
	 (Sanjeev Kumar Arora) Member, HARERA	 (Ashok Sangwan) Member, HARERA
		 (Vijay Kumar Goyal) Member, HARERA
		 (Arun Kumar Gupta) Chairman, HARERA