

HARYANA REAL ESTATE REGULATORY AUTHORITY **GURUGRAM**

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी. डब्ल्यू. डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

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

S.No	Darti	culars	g brief for registration Details	orrojettu/54	
	rait	icuidi S	Detans		
1.	Nam	e of the project	DLF Privana South	C. C	
2.	and the second sec	e of the promoter	M/s DLF Limited		
3.	and the second sec	re of the project	Group Housing		
4.	the second se	tion of the project	Sector-76 & 77, Gurugram		
5.	Lega		Collaborator		
	promoter		Gonaborator		
6.		e of the license holder	M/s DLF Limited and Others		and the second
7.		s of project	New		
8.	Whe		Phase		
	applied for whole		1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 -		
	Phas		1		Constant and
9.		e application ID	RERA-GRG-PROJ-1460-2023		
10.	License no.		219 of 2023 dated 25.10.2023. valid up to 24.10.2028.		
11.		licensed area	116.2962 acres	Area to be registered	25.148 acres
12.	Proie	cted completion date	OC- 30.06.2031	registereu	
13.	QPR	Compliances (if	N/A	<u>a us zo mhtailt hitigi</u>	
-	-	cable)			
14.		l)(D) Compliances (if	N/A		
		cable)			
15.			N/A	19 as again (b) to all without a	186 in antisatigan In an antisatisati
16.			N/A	ite by after the togel where it and the second	in pit-us-ministration of the
17.	Details of proceedings pending against the project		N/A	Vector APPlay and	NUBAR out Billion .
18.	(if ap	onditions Compliances plicable)	N/A	ngen staarde staatse fer Gebeurge Stel Antonie D	den på statte som en
19.	Statutory approvals either applied for or obtained prior to registration				
	S.No	Particulars	Date of ap	oproval	Validity upto
	i)	License Approval	219 of 2023 date	ed 25.10.2023.	24.10.2028
	ii)	Zoning Plan	Drg No. DG,TCF		
		Approval	26.10.2	2023	
			7P-1895/ID(PA)/20)23/42259 dated	12.12.2028
	iii)	Building plan Approval	13.12.2		deventered.
	iii) iv)	- · ·		2023	10 10 0 10 0 10 0 10 0 10 0 10 0 10 0
		Approval Environmental	13.12.2	2023 6.07.2023 -1911 dated	03.07.2031

Email : hareragurugram@gmail.com, reragurugram@gmail.com, Website : www.harera.in An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016 Act No. 16 of 2016 Passed by the Parliament भू-संपदा (विनियमन और विकास) अधिनियम, 2016की धारा 20के अर्तगत गठित प्राधिकरण भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16

AKERA **GRAM** Project - DLF Privana South RERA-GRG-1460-2023

		Nat Cubmitted			
	vii) Service plan and	Not Submitted			
	estimate approval				
20.	Fee Details	$200774402 \pm 125 \pm 10$ $D_{2}2724(42)$			
	Registration Fee	2,98,771.442 * 1.25 * 10 = Rs 37,34,643/-			
	Processing Fee	2,98,771.442 * 10 = Rs 29,87,714/-			
	Late Fee	N/A (As the license is new)			
	Total Fee	Rs 67,22,357/-			
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	NIL (Rs 43,20,643/- paid in Excess)			
22.	File Status	Date			
	File received on	17.11.2023			
	First notice Sent on	07.12.2023			
	First hearing on	11.12.2023			
	Second hearing on	18.12.2023			
23.	Case History:				
20.	The Promoter M/s DLF Limit	ed 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.				
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24.	License no – 219 of 2023 data The DTCP has granted lice (under New Integrated Lice (after migration area 103.0) fresh area 13.24 acres) in S registration of 25.148 acr Haryana are not submitted to ascertain as to whether to The application for registration notice no. HARERA/GGM/F opportunity of being heard of On 11.12.2023, Sh. Ashish about the facts of the case. Sh present of behalf of the promon on 08.12.2023 which needs to further proceedings. The promoter has submitted scrutinized and the status of Present compliance status as on 18.12.2023 of deficient documents conveyed in hearing dated	 2d 25.10.2023 which is valid upto 24.10.2028. 2nse no. 219 of 2023 for the development of Residential Colony encing Policy (NILP) over an area admeasuring 116.29625 acres 9625 acres from license no. 27 of 2012 dated 02.04.2012 along with ector 76-77, Gurugram. However, the promoter has applied for the es as Phase 1 and the building plans if approved, by the DTCP, by the promoter with the application for registration of the project the phasing has been approved by the competent Authority or not. On of group housing colony was scrutinized and 1st deficiency notice vide 2PIN/675 dated 07.12.2023 was issued to the promoter with an n 11.12.2023. Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed Anish Dham (AR), Sh. Ketan Nanda (AR) and Sh. Kabir Kapoor (AR) are noter. The AR of the promoter stated that they have submitted the reply o be scrutinized by the office. The matter to come up on 18.12.2023 for the documents is mentioned below: and will be calculated after the submission of the building plans and if the fee comes out deficit than the same shall be payable. Status: The fee calculated on approved building plans and found (Rs 43,20,643/- paid in Excess). 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. 			

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Anter Landvill Life - Dagard	Project – DLF Privana Sout RERA-GRG-1460-2023
	Status: Submitted but needs to be revised.
4	
and and a summer and a star star and as	Status: Submitted but needs to be revised,
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
the second se	same needs to be clarified.
	Status: The phasing has been approved vide memo no. ZP- 1895/JD(RA)/2023/42201 dated 13.12.2023.
6	
	drawings need to be submitted.
7	1895/JD(RA)/2023/42259 dated 13.12.2023. Environment Clearance needs to be submitted.
	Status: The promoter has submitted a BG vide no
	0007NDLG00083724 dated 14.12.2023 amounting to Rs. 25
 A state of the sta	lakhs as a security amount to submit the approval within six months from the date of issuance of registration certificate.
8	•
0	copy of the same needs to be submitted.
	Status: The promoter has submitted a BG vide no
	0007NDLG00083824 dated 03.11.2023 amounting to Rs. 25
	lakhs as a security amount to submit the approval within six
	months from the date of issuance of registration certificate.
9	
Charles & Report of a transformation of the	applied, then copy of the same needs to be submitted.
	Status: The promoter has submitted a BG vide no
	0007NDLG00083624 dated 03.11.2023 amounting to Rs. 25
Contraction of the second second second second	lakhs as a security amount to submit the approval within six
	months from the date of issuance of registration certificate.
1 A the second s	0. Electrical load availability needs to be submitted.
	Status: Submitted. Approved vide memo no. Ch.04/DrgPLC
in and denote in the first part of the	dated 22.11.2023.
believe 1	1. Approval NOC's from various agencies for connecting external
	services like road needs to be submitted.
de las noclication are pui venado de Well	Status: Provisionally granted on 11.12.2023.
: note fides (if z) - neo prival soni di	2. Affidavit/ NOC for Tree cutting permission needs to be
be printed as a second s	submitted.
and a second second and a second and a second se	Status: Affidavit for non-applicability submitted.
ha all a fin a barnerfelar gai is di	3. Layout plan superimposed on the demarcation plan needs to be
i di 1.11, igala mana 1.662, 51, 1 higi pat	submitted.
digentalization in the appropriate of a gas per-	Status: Submitted.
1. Stickett i the metal angle in the featiested is [1].	4. Pert chart needs to be submitted.
a set of the product of the product set of states in a	Status: Submitted.
in a registrate vid a 21	5. Allottee related documents like Draft application form, Draft
be style 371 is bedrifteders ded 3 0m	Allotment letter and Draft Builder buyer agreement needs to be
23.48 grad manufaction (20.01,29,29,29,20,20,20)	submitted.
and and the subscription of the bird of the bird	Status: Submitted.
adapted too minor being on he produced (1	5. HUDA construction water NOC needs to be submitted.
1. Lang, Gias of a reput stylestic fire to	Status: The promoter has submitted an undertaking stating
	that they will submit the NOC when the same is obtained.

		CUDUCDAN
1.		Renta GURUGRAM
		Project – DLF Privana Sout
		RERA-GRG-1460-202
		17. Mining permission needs to be submitted.
		Status: The promoter has submitted an undertaking stating
		that they will submit the NOC when the same is obtained.
0134933		18. Draft brochure and advertisement document needs to be
134134134	a series administration of the series of the	submitted.
	digit has a table for the most performance	Status: Submitted.
and all		19. Quarterly schedule of estimated expenditure needs to be
		submitted.
		Status: Submitted.
a a nearraigh	the set and the set	20. Land cost needs to be clarified according to area apply for
and in	a income at the balance	registration. Status: Submitted.
	TTOP THE DATE	21. REP II needs to be revised.
	the state of the second	
		Status: Submitted but needs to be revised.
		22. Project report needs to be revised. Status: Submitted.
	the for common call the time of	
	A new second term in the second second second	23. Financial resources needs to be met with project cost. Status: Submitted.
	defense it i statute i a si a si	24. Bank undertaking needs to be revised after incorporating
		details of authorized signatory with employee code and
n ni	A state of here there are	designation.
and the second	fundation of S.S.S. 11 CH	Status: Submitted.
to mid	1.00 for the second sec	25. Affidavit regarding arrangement of bank under section
	survey of router codemon to	4(2)(l)(D) needs to be revised.
	division of the sector of the sector of	Status: Submitted.
	the minute of a state of	26. CA certificate for expenditure incurred and to be incurred needs
the self	a second de la	to be revised.
10 and	in the second	Status: Submitted.
Sec. 1	the to concern, but therebye is	27. CA certificate for non-default needs to be revised.
40-10	in a subtract sector of the sector	Status: Submitted.
	doet it multi-co-d-uu-shi	28. CA certificate for REP I needs to be submitted.
S.4. 31	helds means its. State /	Status: Submitted.
		29. Affidavit regarding 10% auto deduct from the separate account
8.0	ana ran - a na suman	for the EDC needs to be provided.
	- I must be then	Status: Submitted.
25.	Remarks	1. The annexures in the online application are not uploaded as well
u. 61	NUM MORENCESS SALAR	as correction needs to be done in the online (A-H) application.
	· · · ·	2. Online DPI needs to be revised.
	depairs when you'r a said-	3. Environment Clearance needs to be submitted.
19 20 1	and had provided from the staff.	Status: The promoter has submitted a BG vide no
		0007NDLG00083724 dated 14.12.2023 amounting to Rs. 25
×		lakhs as a security amount to submit the approval within six
		months from the date of issuance of registration certificate.
		4. Fire Scheme approval needs to be submitted. If applied, then
te est -	i ne production	copy of the same needs to be submitted.
สากได้	a di sur l'ère d'un gla	Status: The promoter has submitted a BG vide no
		0007NDLG00083824 dated 03.11.2023 amounting to Rs. 25
÷-		lakhs as a security amount to submit the approval within six
	And the second second	months from the date of issuance of registration certificate.
et title i te	and particulary a new Lot Manya	5. Approved Service plan and estimates needs to be submitted. If
las li	hat the relation and the sheet of	applied, then copy of the same needs to be submitted.

Email : hareragurugram@gmail.com, reragurugram@gmail.com, Website : www.harera.in An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016 Act No. 16 of 2016 Passed by the Parliament भू-संपदा (विनियमन और विकास) अधिनियम, 2016की धारा 20के अर्तगत गठित प्राधिकरण भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16

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	Tranha Juan GURUGRAM
	Project – DLF Privana South
	RERA-GRG-1460-2023
	Status: The promoter has submitted a BG vide no
	0007NDLG00083624 dated 03.11.2023 amounting to Rs 25
	lakhs as a security amount to submit the approval within six
	months from the date of issuance of registration certificate.
6.	HUDA construction water NOC needs to be submitted.
	Status: The promoter has submitted an undertaking stating
	that they will submit the NOC when the same is obtained.
7.	Mining permission needs to be submitted.
	Status: The promoter has submitted an undertaking stating
	that they will submit the NOC when the same is obtained.
8.	REP II needs to be revised.
0.	iter if fields to be revised.

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 except the corrections in online DPI, corrections in online (A-H) form, Approved Environment Clearance, Fire Scheme approval, Approved service plan & estimates, HUDA Construction NOC and Mining Permission.

The promoter has submitted three BG vide no. 0007NDLG00083824, 0007NDLG00083724 and 0007NDLG00083624 dated 14.12.2023 amounting to Rs 25 lakhs each as a security amount towards the submission of Fire Scheme approval, Approved Environment Clearance and Service plans and estimates approval respectively within 6 months from the date of issuance of registration certificate. The promoter shall submit the HUDA Construction NOC and Mining permission within three months from the date of issuance of registration certificate.

It is recommended that the Authority may consider the grant of registration subject to the submission of above.

Asna Chartered Accountant		Ashish Kush Planning Executive
Day and Date of hearing	Monday and 18.12.2023	r fulling Executive
Proceeding recorded by	Ram Niwas	

Proceedings dated: 18.12.2023

Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

Sh. Rohit Sharma (AR), Sh. Ketan Nanda (AR) and Sh. Anish Dham (AR) are present on behalf of the promoter.

Approved as proposed. The promoter shall submit the HUDA Construction Water NOC, Mining permission within 3 months, Fire scheme approval within 4 months and Approved Environment Clearance and Approved Service plan and Estimates within 6 months from the date of issuance of registration certificate.

(Sanjeev Kumar Arora) Member, HARERA

(Ashok Sangwan) Member, HARERA

 V_{1} – (Vijay Kumar Goval) Member, HARERA

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un Kumar) Chairman, HARERA

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