



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	OC- 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
	i)	License Approval	219 of 2023 dated 25.10.2023.
	ii)	Zoning Plan Approval	Drg No. DG,TCP 9740 dated 26.10.2023
	iii)	Building plan Approval	ZP-1895/JD(RA)/2023/42259 dated 13.12.2023
	iv)	Environmental Clearance	Applied on 26.07.2023
	v)	Airport height clearance	2023/407/908-1911 dated 04.07.2023
	vi)	Fire scheme approval	Not Submitted
			Validity upto
			24.10.2028
			12.12.2028
			03.07.2031



	vii)	Service plan and estimate approval	Not Submitted
20.	Fee Details		
	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:		
	<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>On 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.</p> <p>The promoter has submitted the reply on 08.12.2023, 14.12.2023 and 15.12.2023 which were scrutinized and the status of the documents is mentioned below:</p>		
24.	Present compliance status as on 18.12.2023 of deficient documents conveyed in hearing dated 11.12.2023.	<ol style="list-style-type: none"> 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. 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. Status: Submitted. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. 	



	<p>Status: Submitted but needs to be revised.</p> <p>4. Online DPI needs to be corrected. Status: Submitted but needs to be revised,</p> <p>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. Status: The phasing has been approved vide memo no. ZP-1895/JD(RA)/2023/42201 dated 13.12.2023.</p> <p>6. Building plan approval (BR-III) alongwith the approved drawings need to be submitted. Status: Submitted. Approved vide memo no. ZP-1895/JD(RA)/2023/42259 dated 13.12.2023.</p> <p>7. Environment Clearance needs to be submitted. 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.</p> <p>8. Fire Scheme approval needs to be submitted. If applied, then 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.</p> <p>9. Approved Service plan and estimates needs to be submitted. If 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 lakhs as a security amount to submit the approval within six months from the date of issuance of registration certificate.</p> <p>10. Electrical load availability needs to be submitted. Status: Submitted. Approved vide memo no. Ch.04/Drg.-PLC dated 22.11.2023.</p> <p>11. Approval NOC's from various agencies for connecting external services like road needs to be submitted. Status: Provisionally granted on 11.12.2023.</p> <p>12. Affidavit/ NOC for Tree cutting permission needs to be submitted. Status: Affidavit for non-applicability submitted.</p> <p>13. Layout plan superimposed on the demarcation plan needs to be submitted. Status: Submitted.</p> <p>14. Pert chart needs to be submitted. Status: Submitted.</p> <p>15. Allottee related documents like Draft application form, Draft Allotment letter and Draft Builder buyer agreement needs to be submitted. Status: Submitted.</p> <p>16. 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.</p>
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		<p>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.</p> <p>18. Draft brochure and advertisement document needs to be submitted. Status: Submitted.</p> <p>19. Quarterly schedule of estimated expenditure needs to be submitted. Status: Submitted.</p> <p>20. Land cost needs to be clarified according to area apply for registration. Status: Submitted.</p> <p>21. REP II needs to be revised. Status: Submitted but needs to be revised.</p> <p>22. Project report needs to be revised. Status: Submitted.</p> <p>23. Financial resources needs to be met with project cost. Status: Submitted.</p> <p>24. Bank undertaking needs to be revised after incorporating details of authorized signatory with employee code and designation. Status: Submitted.</p> <p>25. Affidavit regarding arrangement of bank under section 4(2)(l)(D) needs to be revised. Status: Submitted.</p> <p>26. CA certificate for expenditure incurred and to be incurred needs to be revised. Status: Submitted.</p> <p>27. CA certificate for non-default needs to be revised. Status: Submitted.</p> <p>28. CA certificate for REP I needs to be submitted. Status: Submitted.</p> <p>29. Affidavit regarding 10% auto deduct from the separate account for the EDC needs to be provided. Status: Submitted.</p>
25.	Remarks	<p>1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be revised.</p> <p>3. Environment Clearance needs to be submitted. 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.</p> <p>4. Fire Scheme approval needs to be submitted. If applied, then 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.</p> <p>5. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted.</p>



		<p>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.</p> <p>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.</p> <p>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.</p> <p>8. REP II needs to be revised.</p>
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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.

Asha
Asha
Chartered Accountant

Ashish Kush
18/12/23
Ashish Kush
Planning Executive

Day and Date of hearing	Monday and 18.12.2023
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

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
(Sanjeev Kumar Arora)
Member, HARERA

Ashok Sangwan
(Ashok Sangwan)
Member, HARERA

Vijay Kumar Goyal
(Vijay Kumar Goyal)
Member, HARERA

Arun Kumar
(Arun Kumar)
Chairman, HARERA

