

Hearing brief for project registration u/s 4

S.No.	Particulars	Details		
1.	Name of the project	Club Arcade		
2.	Name of the promoter	M/s DLF Limited		
3.	Nature of the project	Commercial Colony (Distinct Commercial Component of Residential Plotted Colony)		
4.	Location of the project	Sector-91, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of license holder	M/s DLF Limited and others		
7.	Status of project	New		
8.	Whether registration applied for whole/phase	Whole Project		
9.	Completion date as mentioned in REP-II	31.03.2028		
10.	Online application ID	RERA-GRG-PROJ-1545-2024		
11.	QPR Compliances (RC 23 of 2021 dated 15.06.2021)	Submitted		
12.	4(2)(I)(D) Compliances (RC 23 of 2021)	Submitted		
13.	4(2)(I)(C) Compliances	Registration expired on 27.06.2023		
14.	Status of change of bank account	N/A		
15.	Details of proceedings pending against the project	RERA-GRG-3655-2022 – Non submission of QPR		
16.	RC Conditions Compliances (RC 23 of 2021)	N/A		
17.	License no.	59 of 2011 dated 28.06.2011 14 of 2012 dated 27.02.2012 13 of 2019 dated 06.02.2019	valid upto 27.06.2024 valid upto 26.02.2025 Not submitted	
18.	Total licensed area	179.924 acres	Area to be registered 0.89 acres	
19.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	59 of 2011 dated 28.06.2011 14 of 2012 dated 27.02.2012 13 of 2019 dated 06.02.2019	27.06.2024 26.02.2025 Not submitted
	ii)	Building Plans Approval	Not submitted	
	iii)	Revised Zoning Plan Approval	DRG No. DTCP-8547 dated 18.08.2022	N/A
	iv)	Revised Layout plan Approval	DRG No. DTCP-7452 dated 01.07.2020 (For Residential Plotted Colony)	N/A

	v)	Environmental Clearance	SEIAA(126)/HR/2021/192 dated 18.02.2021 (For Residential Plotted Colony)	17.02.2031
	vi)	Fire Scheme Approval	Not submitted	
	vii)	Service plan and estimate approval	Memo. No. LC-2523-III-JE(VA)/2014/24948 dated 28.10.2014 (For Residential Plotted Colony for 164 acres)	
20.	Fee details			
	Registration fee		Fee cannot be calculated as the approved building plans are not submitted.	
	Processing fee		Fee cannot be calculated as the approved building plans are not submitted.	
	Late fee		Fee cannot be calculated as the approved building plans are not submitted.	
	Total		Fee cannot be calculated as the approved building plans are not submitted.	
21.	DD amount		Rs. 1,80,000/-	
	DD no. and date		523070 dated 15.02.2024	
	Name of the bank issuing		ICICI Bank	
	Deficient amount		Fee cannot be calculated as the approved building plans are not submitted.	
22.	File Status		Date	
	File received on		22.02.2024	
	First notice Sent on		15.03.2024	
	First hearing on		18.03.2024	
23.	Case History:-			
	<p>The promoter M/s DLF Ltd who is a collaborator had applied for the registration of real estate project namely "Club Arcade" located at Sector-91, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 30775/___ dated 22.02.2024 and RPIN-722. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1545-2024. The project area for registration is 0.89 acres out of the licensed area i.e., 179.924 acres. License no - 59 of 2011 dated 28.06.2011 valid upto 27.06.2024, 14 of 2012 dated 27.02.2012 valid upto 26.02.2025 and 13 of 2019 dated 06.02.2019.</p> <p>The current application for registration is distinct commercial component area measuring 0.89 acres of residential plotted colony area measuring 179.924 acres (part area measuring 16.25 acres registered vide RC no. 23 of 2021 dated 15.06.2021 valid upto 27.06.2023).</p> <p>The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/722 dated 15.03.2024 was issued to the promoter with an opportunity of being heard on 18.03.2024.</p> <p>The status of the documents is mentioned below:</p>			
24.	Present compliance status as on 18.03.2024	1	The fee for registration of the project cannot be calculated as the approved building plans are not submitted. The fee will be	

<p>of the deficiencies conveyed in the notice dated 15.03.2024.</p>	<p>calculated as per approved building plan and the promoter shall pay the same.</p> <ol style="list-style-type: none"> 2 The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. 3 DPI needs to be corrected. 4 Copy of license 13 of 2019 dated 06.02.2019 with renewal for residential plotted colony needs to be submitted. 5 Status of the residential plotted colony needs to be submitted. 6 Details of the land applied for registration needs to be clarified as per license and Jamabandi. 7 All Collaboration/Development agreement needs to be clarified and submitted. 8 Approved Building plans alongwith the approval letter (BR-II) needs to be submitted. 9 Fire Scheme approval needs to be submitted. 10 Electrical load availability needs to be clarified and submitted. 11 Approved service plans and estimates for whole area measuring 179.924 acres needs to be submitted. 12 HUDA construction water NOC needs to be submitted. 13 Mining permission needs to be submitted. 14 Demarcation Plan superimposed on the approved layout plan needs to be submitted. 15 Draft Application form needs to be revised. 16 Draft Allotment letter and Agreement for Sale needs to be submitted as per the prescribed format. 17 Draft payment plan needs to be submitted. 18 Draft Brochure/ Advertisement document needs to be submitted. 19 REP II need to be revise as occupancy date is not mentioned. 20 EDC rate as per LOI is Rs 332.036 lac per acre whereas per DPI same is not match. 21 As per DPI IDC is nil for above project. Reason & details are required. 22 Board resolution is required from Karida Real Estate Pvt Ltd. for authorizing Naveen Chowdary & Satpal as an authorize signatory for purpose of entering in developers agreement. 23 Board resolution is required from Atherol Builders & Developers Pvt Ltd. for authorizing Naveen Chowdary & Satpal as an authorize signatory for purpose of entering in developers agreement. 24 Project cost as per Project Report is Rs 4999 lacs whereas per DPI it is reflected as Rs 4426.85 lacs. Therefore same do not match. 25 Cost of the land needs to be clarified according to the area applied for the registration as Cost of Land as per DPI is Rs 5.07 lakhs for 0.89 acre. 26 Form CHG-1 required with annexures which are filed at MCA. 27 Board resolution is required in compliance of 70% collection in RERA A/c including specific project name.
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	<p>28 EDC, IDC, License fee challan and schedule required if any paid for the project.</p> <p>29 CA certificate for Net worth of promoter needs to be provided.</p> <p>30 Independent audit report with financial statement for Financial Year 2022-23, 2021-22, 2020-21.</p> <p>31 CA certificate for details provided in REP I are true and correct needs to be submitted.</p> <p>32 Quarterly expenditure details provided in REP-1 is not matched with quarterly cash flow statement</p> <p>33 Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be provided in case EDC is not paid.</p> <p>34 Quarterly schedule of estimated sources needs to be provided.</p> <p>35 Quarterly schedule of estimated expenditure needs to be provided.</p>
Remarks	All above documents needs to be submitted.

Ashish

(Ashish)

Chartered Accountant

Sumeet

(Sumeet)

Engineering Officer

Day and Date of hearing

Monday and 18.03.2024

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 18.03.2024.

Sh. Sumeet, Engineering Officer and Sh. Ashish, Chartered Accountant briefed about the facts of the project.

Sh. Anish Dham (AR) and Sh. Saurabh Choraria (AR) are present on behalf of the promoter and are submitting the reply to the deficiency notice. Office to examine the same.

The matter to come up on 01.04.2024.

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