



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. However, part CC obtained dated 02.11.2023.	
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 valid upto 05.02.2024
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	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 05.02.2024 (Expired)
	ii)	Building Plans Approval Memo no. 1507 dated 13.03.2024	12.03.2026
	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

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	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	6302.9688 * 1.75 * 20 = Rs. 2,20,604/-	
		Processing fee	6302.9688 * 10 = Rs. 63,030/-	
		Late fee	N/A	
		Total	Rs. 2,83,634/-	
21.	DD amount			
			Rs. 1,80,000/- Rs. 1,04,000/-	
		DD no. and date	523070 dated 15.02.2024 523226 dated 28.03.2024	
		Name of the bank issuing	ICICI Bank	
		Deficient amount	Nil	
22.	File Status			
		Date		
		File received on	22.02.2024	
		First notice Sent on	15.03.2024	
		First hearing on	18.03.2024	
		Second hearing on	01.04.2024	
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>On 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.</p>			

	<p>The promoter has submitted the copy of license no. 13 of 2019 dated 06.02.2019 valid till 05.02.2024 stating that they had applied for renewal of the same and also states that the area of project under registration does not form the part of area of this license. The area applied for registration falls under another two licenses i.e., 59 of 2011 dated 28.06.2011 and 14 of 2012 dated 27.02.2012 which are valid till 27.06.2024 and 26.02.2025 respectively.</p> <p>The promoter has submitted reply on 14.03.2024, 18.03.2024 & 29.03.2024 which are scrutinized and the status of the documents is mentioned below:</p>	
<p>24. Present compliance status as on 01.04.2024 of the deficiencies conveyed in the notice dated 15.03.2024.</p>		<ol style="list-style-type: none"> 1 The fee for registration of the project cannot be calculated as the approved building plans are not submitted. The fee will be calculated as per approved building plan and the promoter shall pay the same. Status: As per permissible FAR in approved building plans submitted by the promoter, the fee for registration of the project calculated which comes out to be Rs. 2,83,634/- Rs. 1,80,000/- already paid vide DD no. 523070 dated 15.02.2024 and Rs. 1,04,000/- paid vide DD no. 523226 dated 28.03.2024. 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. Status: Needs to be corrected 3 DPI needs to be corrected. Status: 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. Status: Submitted valid till 05.02.2024 along with applied copy for renewal. Further promoter also states that project land applied for registration falls under license no. 59 of 2011 & 14 of 2012 only. 5 Status of the residential plotted colony needs to be submitted. Status: Promoter submitted three part completion certificates for area measuring 101.218 acres, 60.1435 acres & 15.198 acres (total area 176.5595 acres). 6 Details of the land applied for registration needs to be clarified as per license and Jamabandi. Status: Clarified. The company DLF Utilities Ltd merges in DLF Ltd, Camden Merges into Atherol and Ferrol merges into Karida and their merger submitted. 7 All Collaboration/Development agreement needs to be clarified and submitted. Status: Promoter submitted the fresh development agreements which are duly registered along with GPA 8 Approved Building plans alongwith the approval letter (BR-III) needs to be submitted. Status: Submitted 9 Fire Scheme approval needs to be submitted. Status: Not submitted. However, the same is applied. 10 Electrical load availability needs to be clarified and submitted.



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	<p>Status: Submitted issued in the name of RWA of Graden City.</p> <p>11 Approved service plans and estimates for whole area measuring 179.924 acres needs to be submitted. Status: Submitted</p> <p>12 HUDA construction water NOC needs to be submitted. Status: Submitted</p> <p>13 Mining permission needs to be submitted. Status: Promoter states that they will obtain prior to start of work.</p> <p>14 Demarcation Plan superimposed on the approved layout plan needs to be submitted. Status: Submitted</p> <p>15 Draft Application form needs to be revised. Status: Submitted</p> <p>16 Draft Allotment letter and Agreement for Sale needs to be submitted as per the prescribed format. Status: Submitted</p> <p>17 Draft payment plan needs to be submitted. Status: Submitted</p> <p>18 Draft Brochure/ Advertisement document needs to be submitted. Status: Submitted</p> <p>19 REP II need to be revise as occupancy date is not mentioned. Status: Submitted</p> <p>20 EDC rate as per LOI is Rs 332.036 lac per acre whereas per DPI same is not match. Status: Clarification submitted</p> <p>21 As per DPI IDC is nil for above project. Reason & details are required. Status: Clarification submitted</p> <p>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. Status: Submitted</p> <p>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. Status: Submitted</p> <p>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. Status: Submitted</p> <p>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. Status: Submitted</p> <p>26 Form CHG-1 required with annexures which are filed at MCA. Status: Submitted</p> <p>27 Board resolution is required in compliance of 70% collection in RERA A/c including specific project name.</p>
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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, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

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	<p>Status: Submitted</p> <p>28 EDC, IDC, License fee challan and schedule required if any paid for the project.</p> <p>Status: Submitted</p> <p>29 CA certificate for Net worth of promoter needs to be provided.</p> <p>Status: Submitted</p> <p>30 Independent audit report with financial statement for Financial Year 2022-23, 2021-22, 2020-21.</p> <p>Status: Submitted</p> <p>31 CA certificate for details provided in REP I are true and correct needs to be submitted.</p> <p>Status: Submitted</p> <p>32 Quarterly expenditure details provided in REP-1 is not matched with quarterly cash flow statement</p> <p>Status: Submitted</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>Status: Submitted</p> <p>34 Quarterly schedule of estimated sources needs to be provided.</p> <p>Status: Submitted</p> <p>35 Quarterly schedule of estimated expenditure needs to be provided.</p> <p>Status: Submitted</p>
Remarks	<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 DPI needs to be corrected.</p> <p>3 Copy of license 13 of 2019 dated 06.02.2019 with renewal for residential plotted colony needs to be submitted. Status: Submitted valid till 05.02.2024 along with applied copy for renewal. Further promoter also states that project land applied for registration falls under license no. 59 of 2011 & 14 of 2012 only.</p> <p>4 Status of the residential plotted colony needs to be submitted. Status: Promoter submitted three part completion certificates for area measuring 101.218 acres, 60.1435 acres & 15.198 acres (total area 176.5595 acres).</p> <p>5 Details of the land applied for registration needs to be clarified as per license and Jamabandi. Status: Clarified. The company DLF Utilities Ltd merges in DLF Ltd, Camden Merges into Atherol and Ferrol merges into Karida and their merger submitted.</p> <p>6 All Collaboration/Development agreement needs to be clarified and submitted. Status: Promoter submitted the fresh development agreements which are duly registered along with GPA</p> <p>7 Fire Scheme approval needs to be submitted.</p> <p>8 Electrical load availability needs to be clarified and submitted.</p>

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		Status: Submitted issued in the name of RWA of Graden City. 9 Mining permission needs to be submitted. Status: Promoter states that they will obtain prior to start of work.
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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, Fire scheme approval and mining permission. The promoter states that they will obtain mining permission prior to start of work. Further the application for registration is a distinct commercial component of residential plotted colony for which part completion certificate stand issued. It is recommended that the Authority may consider the grant of registration subject to the submission of above.

Ashish

(Ashish)
Chartered Accountant

Sumeet

(Sumeet)
Engineering Officer

Day and Date of hearing	Monday and 01.04.2024
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 01.04.2024.

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

Sh. Anish Dham (Vide President), Sh. Saurabh Choraria (AR) are present on behalf of the promoter.

Approved as proposed subject to submission of BG/DD amounting Rs 25 lakh as a security amount for submission of approval of fire scheme within four months of grant of registration.

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