

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

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

**Project - DLF Privana West
RERA-GRG-1540-2024**
Hearing brief for registration of Project u/s 4

S.No	Particulars	Details	
1.	Name of the project	DLF Privana West	
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.	6	
9.	Online application ID	RERA-GRG-PROJ-1540-2024	
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 12.5720 acres
12.	Projected completion date	OC- Not submitted CC - Not submitted	
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	Validity upto
	i)	License Approval	24.10.2028
	ii)	Zoning Plan Approval	
		Drg No. DG,TCP 9740 dated 26.10.2023	
	iii)	Building plan Approval	
		Not submitted	
	iv)	Environmental Clearance	
		Applied on 13.02.2024	

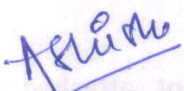
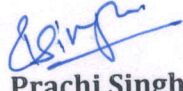
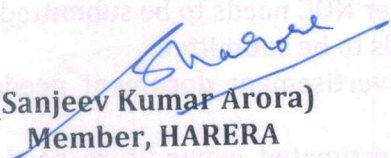
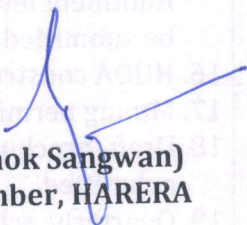

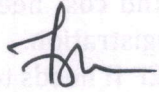


	v)	Airport clearance height	AAI/RHQ/NR/ATM/NOC/2023/405 /1900-1903 dated 04.07.2023 and AAI/RHQ/NR/ATM/NOC/2023/406 /1904-1907 dated 04.07.2023	03.07.2031 and 03.07.2031
	vi)	Fire scheme approval	Not Submitted	
	vii)	Service plan and estimate approval	Not Submitted	
20.	Fee Details- Fee cannot be calculated as the building plans are not submitted			
		Registration Fee	-	
		Processing Fee	-	
		Late Fee	-	
		Total Fee	-	
21.		DD amount	Rs 46,87,000/-	
		DD no. and date	523027 dated 02.02.2024.	
		Name of the bank issuing	ICICI Bank	
		Deficient amount		
22.		File Status	Date	
		File received on	29.02.2024	
		First notice Sent on	-	
		First hearing on	27.03.2024	
23.	<p>Case History: The Promoter M/s DLF Limited who is a collaborator applied for the registration of real estate group housing colony namely "DLF Privana West" located at Sector-76 &77, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 67135 dated 29.02.2024 and RPIN-728. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1540-2024. The project area for registration is 12.572 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. 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 12.572 acres as Phase 6 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. The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/728 dated 27.03.2024 was issued to the promoter with an opportunity of being heard on 27.03.2024. The status of the documents is mentioned below:</p>			
24.	Present compliance status as on 27.03.2024		<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.29. Affidavit regarding 10% auto deduct from the separate account for the EDC needs to be provided.
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25.	Remarks	Notice not dispatched
	 Ashish Dubey Chartered Accountant	 Prachi Singh Planning Executive
	Day and Date of hearing	Wednesday and 27.03.2024
	Proceeding recorded by	Ram Niwas
PROCEEDINGS OF THE DAY		
Proceedings dated: 27.03.2024		
Ms. Prachi Singh, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.		
Sh. Anish Dham (AR), Sh. Ketan Nanda (AR) and Sh. Nitin Gupta (AR) are present on behalf of the promoter.		
The AR states that in principle approval of building plans has been approved by DTCP and public notice has been issued inviting objections till 08.04.2024 and final approval will be accorded only thereafter and hence seeks three weeks' time for submission of approved plan. The AR further clarify that the phasing plan of the project stand approved from the DTCP before creation of any 3 rd party rights and above registration in respect of phase-VI only.		
The matter to come up on 22.04.2024.		
	 (Sanjeev Kumar Arora) Member, HARERA	 (Ashok Sangwan) Member, HARERA
		 (Vijay Kumar Goyal) Member, HARERA
		 (Arun Kumar) Chairman, HARERA