



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- 31.12.2031 CC - 31.12.2050	
13.	QPR Compliances (if applicable)	RC no. 116 of 2023 - Submitted.	
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)	<p>HUDA Construction NOC within 3 months (upto 17.03.2024) - Submitted.</p> <p>Mining Permission within 3 months (upto 17.03.2024) - Not Submitted.</p> <p>Fire Scheme Approval within 4 months (upto 17.04.2024) - Submitted.</p> <p>Environment Clearance within 6 months (upto 17.06.2024) needs to be submitted.</p> <p>Service Plan and Estimates within 6 months (upto 17.06.2024) needs to be submitted.</p>	
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity upto
	i)	License Approval	219 of 2023 dated 25.10.2023. 24.10.2028
	ii)	Zoning Plan Approval	Drg No. DG,TCP 9740 dated 26.10.2023



	iii)	Building Approval plan	ZP-1895/PA(DK)/2024/12245 dated 18.04.2024	17.04.2029
	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 approval scheme	FS/20204/531 dated 16.04.2024.	
	vii)	Service plan and estimate approval	Applied on 20.03.2024.	
20.	Fee Details-			
		Registration Fee	2,08,579.048 * 1.25 * 10 = Rs 26,07,238/-	
		Processing Fee	2,08,579.048 * 10 = Rs 2085790/-	
		Late Fee	N/A	
		Total Fee	Rs 46,93,028/-	
21.		DD amount	Rs 46,87,000/- Rs 6100/-	
		DD no. and date	523027 dated 02.02.2024. 523277 dated 16.04.2024.	
		Name of the bank issuing	ICICI Bank	
		Deficient amount	NIL	
22.		File Status	Date	
		File received on	29.02.2024	
		First hearing on	27.03.2024	
		First notice Sent on	28.03.2024	
		Second hearing on	22.04.2024	
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 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.</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 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.</p>			



	<p>On 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 3rd party rights and above registration in respect of phase-VI only. The matter to come up on 22.04.2024.</p> <p>The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/728 dated 28.03.2024 was issued to the promoter with an opportunity of being heard on 22.04.2024.</p> <p>The promoter has submitted the reply on 16.04.2024 and 18.04.2024 which were scrutinized and the status of the documents is mentioned below:</p>
<p>24.</p>	<p>Present compliance status as on 22.04.2024 of the deficiencies conveyed through notice dated 28.03.2024.</p> <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. Status: Approved Building plans submitted. Detailed calculation of fee mentioned above. Fee is fully paid. 2. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Submitted but needs to be revised. 3. Online DPI needs to be corrected. Status: Submitted but needs to be revised. 4. 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: Phasing Plan submitted. 5. Building plan approval (BR-III) alongwith the approved drawings need to be submitted. Status: Submitted. Approved vide memo no. ZP-1895/PA(DK)/2024/12245 dated 18.04.2024. 6. Environment Clearance needs to be submitted. Status: Applied on 13.02.2024. 7. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Submitted. Approved vide memo no. FS/20204/531 dated 16.04.2024. 8. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 20.03.2024, receipt attached. 9. Approval NOC's from various agencies for connecting external services like road needs to be submitted. Status: Submitted. Approved on 10.04.2024. 10. Layout plan superimposed on the demarcation plan needs to be submitted.



		<p>Status: Submitted.</p> <p>11. Draft Allotment letter needs to be revised. Status: Submitted.</p> <p>12. Draft Builder buyer agreement needs to be revised. Status: Submitted.</p> <p>13. Mining permission needs to be submitted. Status: Submitted an undertaking that the promoter shall submit the mining permission prior to construction of the project.</p> <p>14. Draft brochure needs to be revised. Status: Submitted.</p> <p>15. COI needs to be submitted. Status: Submitted.</p> <p>16. Form CHG -1 needs to be submitted. Status: Submitted.</p> <p>17. Amount of land cost as per Sale deed is not match with DPI. Need to be Clarify. Status: Submitted.</p> <p>18. REP-II needs to be revised as occupancy date does not mention. Status: Submitted.</p> <p>19. Challan copy of paid IDC, EDC needs to be provided. Status: Submitted.</p> <p>20. Project report needs to be revised as project financial details are not match with DPI. Status: Submitted.</p> <p>21. CA certificate required for REP I. Status: Submitted.</p> <p>22. CA certificate for Net worth of promoter needs to be submitted. Status: Submitted.</p> <p>23. Board resolution needs to be updated for specifying same to be 70% collection account as per RERA rules. Status: Submitted.</p> <p>24. According to Auditor's report company has uncertainty outcome relating to lawsuits filed against the company. Status: Submitted.</p> <p>25. According to Auditor's report company has consequential impact on ongoing arbitration and litigation at NCLT w.r.t joint venture company and uncertainties relating to recoverability of company's net carrying value of loan in the aforesaid joint venture. 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 corrected.</p> <p>3. Environment Clearance needs to be submitted.</p>



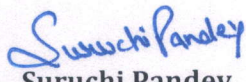
	<p>4. Approved Service plan and estimates needs to be submitted. 5. Mining permission needs to be submitted. Status: Submitted an undertaking that the promoter shall submit the mining permission prior to construction of the project.</p>
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Recommendations:

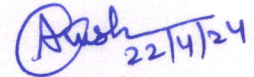
The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the corrections in online DPI, corrections in online (A-H) form, Environment Clearance, Approved service plan & estimates and Mining Permission.

The promoter shall submit the BG/DD amounting to Rs 25 lakhs as a security amount to submit the Environment Clearance within 4 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.



Suruchi Pandey
Chartered Accountant



Ashish Kush
Planning Executive

Day and Date of hearing	Monday and 22.04.2024
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY


Proceedings dated: 22.04.2024

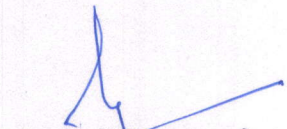
Sh. Ashish Kush, Planning Executive and Ms. Suruchi Pandey, Chartered Accountant briefed about the facts of the case.

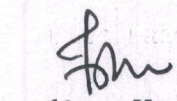
Sh. Anish Dham (AR) is present on behalf of the promoter.

The AR of the promoter states that the service plans and estimates for the project have been approved and the approval letter dated 19.04.2024 shall be submitted today itself. So far, as the EC is concerned, the same has been recommended for approval by SEAC to SEIAA and likely to be approved shortly. Mining permission shall be obtained before starting excavation.

Approved as proposed subject to submission of BG of Rs. 25 lakhs in lieu of submission of Environmental clearance within a period of four months.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Arun Kumar)
Chairman, HARERA

