

## HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी. डब्ल्यू. डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम,

#### Project – DLF Privana West RERA-GRG-1540-2024

0.11		Hearin	g brief for registration	of Project u/s 4	KERA-GKG-1540-202	
S.No	Parti	iculars	Details		A CONTRACT OF	
1.	Nam	e of the project				
2.		e of the promoter	DLF Privana West			
3.		re of the project	M/s DLF Limited			
4.		tion of the project	Group Housing			
5.		l capacity to act as a	Sector-76 & 77, Gur	ugram	here and the second	
and the second	pron	noter	Conaborator	Collaborator		
6.		e of the license holder	M/s DLF Limited an	d Others	20 For Details	
7.		is of project	New	Ct shis	and markersteinen	
8.	Whet appli	ed for whole	Phase			
	Phase no.		6			
9.	Onlin	e application ID	RERA-GRG-PROJ-15	40-2024		
10.	Licen	ise no.	219 of 2023 dated 2		valid up to 24.10.2028.	
11.	Total	licensed area	116.2962 acres	Area to be registered	12.5720 acres	
12.	Proje	ected completion date	0C-31.12.2031	registereu		
10	ODD	0 11 (10	CC - 31.12.2050			
13.	QPR appli	Compliances (if cable)	RC no. 116 of 2023 – Submitted.			
14.	4(2)(	l)(D) Compliances (if cable)	N/A			
15.	4(2)(	l)(C) Compliances (if cable)	N/A			
16.	Status of change of bank N/A account		an parateria (in			
17.	Details of proceedings pending against the project		N/A		An and a second second second	
18.	RC Conditions Compliances (if applicable)		<ul> <li>HUDA Construction NOC within 3 months (upto 17.03.2024) -</li> <li>Submitted.</li> <li>Mining Permission within 3 months (upto 17.03.2024) - Not Submitted.</li> <li>Fire Scheme Approval within 4 months (upto 17.04.2024) -</li> <li>Submitted.</li> <li>Environment Clearance within 6 months (upto 17.06.2024) needs to be submitted.</li> <li>Service Plan and Estimates within 6 months (upto 17.06.2024) needs</li> </ul>			
19.	to be submitted. Statutory approvals either applied for or obtained prior to registration					
WBAN	S.No	Particulars	Date of a		Validity upto	
	i)	License Approval	219 of 2023 date	•	24.10.2028	
(979) (979)	ii)	Zoning Plan Approval	Drg No. DG,TCF 26.10.2		line and provide and a	
	10 C 10 C					

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, 2016की धारा 20के अर्तगत गठित प्राधिकरण भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16

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Project - DLF Privana West

				RERA-GRG-1540-2024	
	iii)	Building plan Approval	ZP-1895/PA(DK)/2024/12245 dated 18.04.2024	17.04.2029	
	iv)	Environmental Clearance	Applied on 13.02.2024		
	v)	Airport height clearance	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	FS/20204/531 dated 16.04.2024.	Antara si la stata di se presi	
	vii)	Service plan and estimate approval	Applied on 20.03.2024.	S. Days (court) S.	
20.	Fee I	Details-	hulden . Man 1974 Balendand Theres	ing i Haran of the Incense	
	Regi	stration Fee	2,08,579.048 * 1.25 * 10 = Rs 26,07,238/-		
	Proc	essing Fee	2,08,579.048 * 10 = Rs 2085790/-		
	Late	Fee	N/A manufit		
	Tota	l 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.		
	Nan	ne of the bank issuing	ICICI Bank		
		icient amount	NIL		
22.	File	Status	Date		
	File	received on	29.02.2024		
	Firs	st hearing on	27.03.2024		
	Firs	st notice Sent on	28.03.2024		
	Sec	ond hearing on	22.04.2024		
23.	The hou the 29. pro Lice The (ur (af fre reg	<ul> <li>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 &amp;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.</li> <li>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.</li> </ul>			

### HAIKEIKA GURUGRAM Project - DLF Privana West RERA-GRG-1540-2024

	0- 25 00 2024 14 2	RERA-GRG-1540-202
larfa ya	(AR) are present on behalf of the has been approved by DTCP and final approval will be accorded approved plan. The AR furthe DTCP before creation of any 3 matter to come up on 22.04.20 The application for registration notice no. HARERA/GGM/RF opportunity of being heard on	n of group housing colony was scrutinized and 1 <sup>st</sup> deficiency notice vide PIN/728 dated 28.03.2024 was issued to the promoter with an 22.042024.
	status of the documents is mer	ne reply on 16.04.2024 and 18.04.2024 which were scrutinized and the ationed below:
24.	Present compliance status as on 22.04.2024 of the deficiencies conveyed through notice dated 28.03.2024.	<ol> <li>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.</li> <li>Status: Approved Building plans submitted. Detailed calculation of fee mentioned above. Fee is fully paid.</li> </ol>
nobeer	ed as occupancy data films	2. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.
	EDE oneEs to be broken	<ol> <li>Status: Submitted but needs to be revised.</li> <li>Online DPI needs to be corrected.</li> </ol>
n eller	international transmission in the second 	<ul> <li>Status: Submitted but needs to be revised.</li> <li>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.</li> </ul>
officer 	12.50 0 shats mich may to day	<ul> <li>Status: Phasing Plan submitted.</li> <li>5. Building, plan approval (BR-III) alongwith the approved drawings need to be submitted.</li> </ul>
	to be employed for specification and an as per filling mission	Status: Submitted. Approved vide memo no. ZP- 1895/PA(DK)/2024/12245 dated 18.04.2024.
anciale	epertenciant has underland	6. Environment Clearance needs to be submitted. Status: Applied on 13.02.2024.
ioj a di	and and a service of the service of	<ol> <li>Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted.</li> <li>Status: Submitted. Approved vide memo no. FS/20204/531</li> </ol>
	n o <b>radi</b> tion relating to recover 8 value of tona in the eleven	<ul> <li>dated 16.04,2024.</li> <li>8. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted.</li> <li>Status: Applied on 20.02.2024 measures in the destination.</li> </ul>
4 pr. 1.	beeigu ton otis tonis riligite eiste 1988 (M.A.) onders oris ni sont	<ul> <li>Status: Applied on 20.03.2024, receipt attached.</li> <li>9. Approval NOC's from various agencies for connecting external services like road needs to be submitted.</li> </ul>
	estrenas estrenas rando (o ha sultinkited.	<ul> <li>Status: Submitted. Approved on 10.04.2024.</li> <li>10. Layout plan superimposed on the demarcation plan needs to be submitted.</li> </ul>

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# HAILERA GURUGRAM Project - DLF Privana West

		RERA-GRG-1540-2024
		Status: Submitted.
dina di		<b>11.</b> Draft Allotment letter needs to be revised.
9.27 M		Status: Submitted.
		<b>12.</b> Draft Builder buyer agreement needs to be revised.
and P		Status: Submitted.
1259		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.
		14. Draft brochure needs to be revised.
		Status: Submitted.
1.115 7		15. COI needs to be submitted.
		Status: Submitted.
n and p		16. Form CHG -1 needs to be submitted.
i ser		Status: Submitted.
(Hispa)		17. Amount of land cost as per Sale deed is not match with DPI. Need
R. Soft		to be Clarify.
		Status: Submitted.
in the		18. REP-II needs to be revised as occupancy date does not mention.
-		Status: Submitted.
		19. Challan copy of paid IDC, EDC needs to be provided.
		Status: Submitted.
		20. Project report needs to be revised as project financial details are
		not match with DPI.
1.150		Status: Submitted.
( in the		방법 그렇는 것은 방법에 대한 사람들을 했다. 방법을 통해 방법을 위해 관계하는 것은 것이다. 이렇는 것은 것을 받는 것을 것을 못했다.
		21. CA certificate required for REP I. Status: Submitted.
	100	22. CA certificate for Net worth of promoter needs to be submitted.
	entr atheremetic (111-)	
		<b>Status: Submitted.</b> 23. Board resolution needs to be updated for specifying same to be
	a here but but	23. Board resolution needs to be updated for specifying same to be
	100 10 61 beiek	70% collection account as per RERA rules.
		Status: Submitted.
		24. According to Auditor's report company has uncertainty outcome
	and it has south a series	relating to lawsuits filed against the company.
	hora o seguentante da se	Status: Submitted.
	vide menio no. FS/201	25. According to Auditor's report company has consequentia
	The first a second state and states	impact on ongoing ai bit ation and negation at roast while join
		venture company and uncertainties relating to recoverability o
	and an ad shown anthron	company's net carrying value of foan in the aloredata join
	- balmingha ng chapang	venture.
	000000000000000000000000000000000000000	Status: Submitted.
25	Remarks	1. The annexures in the online application are not uploaded as well
25.	Remarks	as correction needs to be done in the online (A-H) application.
	Contraction of the	2. Online DPI needs to be corrected.
	ana anga normanana an	3. Environment Clearance needs to be submitted.

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Project – DLF Privana West RERA-GRG-1540-2024
<ol> <li>Approved Service plan and estimates needs to be submitted.</li> <li>Mining permission needs to be submitted.</li> </ol>
Status: Submitted an undertaking that the promoter shall submit the mining permission prior to construction of the project.

### **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 Suruchi Pandey

AKEKA

IRIGRAM

Ashish Kush **Planning Executive** 

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

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The application subinitied in the promoter for registration is real estate protect and premius have not of 2416 as set details invon above is consistented all the recurrent for footmants as required up 4 of Aco 4 20 4 and Prayana Baies, 2017 have been submitted and stated to be in order except the correction is no me (81). corrections is unline (A-H) form, Emdrennets Classance, Approved person with S-testing the estimated of the option

the promoter shoul submit the RGCOD and untility to RS District on a security ampling to become one Representation of months and the little of industry of registropion certalitation.

> ti is remedended that the Antherery have dominan the scale of multiplication subject that is where

Chartered Accounting Day and Date of Northy M Froreeding recorded by

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and one plane (AP) is present on being of the phaneters

The AR of the grounder states that the vervels plant and eliferblic or the project have been oppressed and the approval letter thread 19.04.2024 shall be autoimated today itself. So far, is the EC is encourned, the sourc has been recommended for approval to SEA to SERA and itself is an opproved shortly. Maning permission of the bas

Approved as recepted interest to submission of RC of Ra 13 labor. In their of submission of the concreteur