



Hearing brief for project registration u/s 4

S.No.	Particulars	Details	
1.	Name of the project	Alameda Central	
2.	Name of the promoter	M/s DLF Home Developers Ltd.	
3.	Nature of the project	Commercial Plotted Colony (SCO)	
4.	Location of the project	Sector- 73, Gurugram	
5.	Legal capacity to act as a promoter	License Holder	
6.	Name of license holder	M/s DLF Home Developers Ltd	
7.	Status of project	New	
8.	Whether registration applied for whole/phase	Whole Project	
9.	Completion date as mentioned in REP-II	08.09.2027	
10.	Online application ID	RERA-GRG-PROJ-1639-2024	
11.	QPR Compliances (RC 107 of 2022 dated 21.11.2022)	Submitted	
12.	4(2)(I)(D) Compliances (RC 107 of 2022)	Submitted	
13.	4(2)(I)(C) Compliances	Registration is valid	
14.	Status of change of bank account	N/A	
15.	Details of proceedings pending against the project	No	
16.	RC Conditions Compliances (RC 107 of 2022)	Road access permission - Submitted	
17.	License no.	139 of 2022 dated 09.09.2022 237 of 2023 dated 03.11.2023	Valid up to 08.09.2027 Valid up to 02.11.2028
18.	Total licensed area	3.156 acres	Area to be registered 3.156 acres
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval 139 of 2022 dated 09.09.2022 237 of 2023 dated 03.11.2023	08.09.2027 02.11.2028
	ii)	Zoning Plan Approval N/A	N/A
	iii)	Revised Layout plan approval DRG No: DTCP 9784 dated 06.11.2023	N/A
	iv)	Environmental Clearance N/A	N/A
	v)	Architectural Control Sheet Memo no. ZP-1660/JD(RA)/2024/2031 dated 18.01.2024 Memo no. ZP-1660/JD(RA)/2022/34208 dated 14.11.2022	
	vi)	Revised Service plan and estimate approval Memo no. LC-4719/PA(SK)/2024/27430 dated 30.08.2024	

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20.	Fee details	
	Registration fee	19159.33 * 1.5 * 20 = Rs 5,74,780/-
	Processing fee	19159.33 * 10 = Rs 1,91,593/-
	Late fee	N/A
	Total	Rs 7,66,373/-
21.	DD amount	Rs. 7,23,883/- Rs 7,66,400/-
	DD no. and date	521160 dated 09.09.2022 523710 dated 26.06.2024
	Name of the bank issuing	ICICI Bank
	Total fee paid	Rs 14,90,283/-
	Processing fee forefitted	Rs 1,80,970/-
	Total fee considered	Rs 13,09,313/-
	Deficient amount	NIL (excess paid Rs 5,42,940/-)
	The promoter has submitted the application for amendment in the earlier registration granted due to grant of additional license. Therefore, the processing fee submitted at the time of earlier registration is forfeited and balance fee is considered.	
22.	File Status	Date
	File received on	22.07.2024
	First notice Sent on	09.08.2024
	First hearing on	12.08.2024
	Second hearing on	09.09.2024
	Third hearing on	30.09.2024
	Fourth hearing on	28.10.2024
	Fifth hearing on	18.11.2024
23.	Case History:- The promoter M/s DLF Home Developers Ltd who is a license holder had applied for the registration (amendment in the earlier registration granted due to grant of additional license) of real estate project namely "Alameda Central" located at Sector-73, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 75765 dated 22.07.2024 and RPIN-775. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1639-2024. The project area for registration is same as that of the licensed area i.e., 3.156 acres. License no - 139 of 2022 dated 09.09.2022 valid up to 08.09.2027 and 237 of 2023 dated 03.11.2023 valid up to 02.11.2028. Earlier the promoter obtained the license no. 139 of 2022 dated 09.09.2022 valid up to 08.09.2027 from DTCP for area admeasuring 2.98125 acres and after obtaining necessary approvals the project was registered with the authority vide RC no. 107 of 2022 dated 21.11.2022 valid upto 08.09.2027. Now the promoter obtained additional license no. 237 of 2023 dated 03.11.2023 valid up to 02.11.2028 from DTCP for additional area admeasuring 0.175 acres (in addition to earlier license) and also obtained the revised layout plan approval. The layout plan	



of the project has been revised wherein two plots have been added which have been demarcated in the earlier licensed area at the place of open space/parking and the open space/parking has been proposed in additional license area in addition to earlier sanction on other locations. The promoter applied for registration complete area (amendment in the earlier registration granted due to grant of additional license) measuring 3.156 acres i.e., earlier and additional as a single registration.

The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/775 dated 09.08.2024 was issued to the promoter with an opportunity of being heard on 12.08.2024.

On 12.08.2024, the matter is adjourned and to come up on 09.09.2024.

The promoter has submitted a reply on 06.09.2024 which is pending to be scrutinized.

On 09.09.2024, Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Anish Dham (AR), Sh. Ketan Nanda (AR) and Sh. Nitin Gupta (AR) are resent on behalf of the promoter. The AR to submit the requisite consent of 2/3rd allottees and thereafter a public notice for objections if any be issued. The matter to come up on 30.09.2024.

On 30.09.2024, The matter is adjourned and to come up on 28.10.2024.

The promoter has submitted a reply on 24.10.2024 wherein the consent of 29 allottees (i.e., more than 2/3rd allottees) has been submitted.

On 28.10.2024, Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Anish Dham (AR), Sh. Kabir Kapoor (AR) and Sh. Nitin Gupta (AR) are present on behalf of the promoter. The AR of the promoter states that they have obtained the additional license no. 237 of 2023 dated 03.11.2023 for area measuring 0.175 acres in addition to earlier license no. 139 of 2022 dated 09.09.2022 for area admeasuring 2.98125 acres, thereby forming total area admeasuring 3.156 acres for development of commercial plotted colony. Accordingly, layout plan has been revised and approved by DTCP, Haryana.

The earlier licensed area is already registered with the authority and the promoter requests to grant an amendment in the earlier registration due to grant of additional license instead of granting separate registration for additional licensed area as the additional area is very small (i.e., 0.175 acres) and there are only two plots added in revised layout plan and that too demarcated on earlier licensed land.

Further, the promoter has submitted the consent of 2/3rd allottees of the project for revision in the existing layout plan.

A two weeks public notice be issued in three newspapers (One Hindi and Two English) of wide circulation for inviting objections if any regarding revision in layout plan. Meanwhile, the office to process the request for amendment in earlier registration. The matter to come up on 18.11.2024.

The promoter has submitted a reply on 05.11.2024 & 13.11.2024 which have been scrutinized along with reply dated 06.09.2024 and the status of the documents is mentioned below:

As per the directions of authority during hearing dated 28.10.2024, the file has been scrutinized as per amendment in the earlier registration of project. Further, a public notice has been published in three newspapers (Indian Express, Hindustan Times and Hindustan) dated 31.10.2024 for inviting



	objections if any regarding revision in layout plan. The last day of inviting objection was 13.11.2024 against which no objection has been received in the authority.	
24.	Present compliance status as on 18.11.2024 of the deficiencies conveyed in the notice dated 09.08.2024.	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. Status: Submitted but needs to be corrected 2 Online DPI needs to be corrected. Status: Submitted but needs to be corrected 3 Separate application for amendment in earlier registration granted vide RC no. 107 of 2022 dated 21.11.2022 needs to be submitted due to revision in earlier area as the additional licensed area cannot be added in that registration. Further this application is to be restricted to additional licensed area only. Status: Promoter applied for amendment in earlier registration and the matter discussed during hearing dated 28.10.2024 wherein it is decided the application of promoter be examined as amendment in earlier registration. Therefore, no need for separate application. 4 Consent of 2/3rd allottees needs to be submitted as there is revision in layout plan. Status: Promoter submitted the consents of 29 allottees out of total 40 allottees. 5 Additional license no. 237 of 2023 dated 03.11.2023 has been issued in the name of M/s DLF Home Developers Pvt Ltd but the land is owned by M/s DLF Home Developers Ltd. Correction needs to be done in the license. Status: Corrigendum dated 18.09.2024 submitted. 6 The additional license no. 237 of 2023 dated 03.11.2023 has been granted after migration of area from existing license no. 88 of 2010 dated 28.10.2010 granted for setting up residential plotted colony. The status of registration of earlier license no. 88 of 2010 needs to be clarified along with status of development works and details of sold/unsold inventory. Status: Promoter states that they have obtained part CC dated 01.05.2013 for license no. 88 of 2010 and requires no registration. 7 Approved architectural control sheet (approval letter and plans) for complete area needs to be submitted. Status: Submitted 8 Approved Service Plan and Estimates for complete area needs to be submitted. Status: Submitted 9 Pert chart needs to be revised.



		Status: Submitted 10 Tree cutting permission for additional licensed area needs to be submitted. Status: Undertaking for no requirement submitted. 11 Draft brochure/advertisement document of the project needs to be submitted. Status: Submitted 12 List of sold inventory with name of allottee, plot no., date of booking, total amount, amount collected etc. and unsold inventory needs to be submitted. Status: Submitted. 40 units sold out. Only new inventory unsold. 13 Executed application form, allotment letter and BBA if any needs to be submitted. Status: Submitted 14 Cost of the land needs to be clarified according to the area applied for the registration. Status: Submitted 15 Ca certificate for non-default needs to be revised. Status: Submitted 16 Bank undertaking needs to be submitted with the detail of employee code. Status: Submitted 17 CA certificate for net worth needs to be submitted. Status: Submitted 18 Quarterly statement of expenditure and sources needs to be revised. Status: Submitted 19 Affidavit regarding 10% auto deduct from separate bank account needs to be submitted. Status: EDC fully paid. No requirement. 20 Cash flow statement needs to be revised. Status: Submitted
	Remarks	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. 2 Online DPI needs to be corrected. 3 The additional license no. 237 of 2023 dated 03.11.2023 has been granted after migration of area from existing license no. 88 of 2010 dated 28.10.2010 granted for setting up residential plotted colony. The status of registration of earlier license no. 88 of 2010 needs to be clarified along with status of development works and details of sold/unsold inventory.

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Status: Promoter states that they have obtained part CC dated 01.05.2013 for license no. 88 of 2010 and requires no registration.

Recommendation -

Earlier the promoter obtained the license no. 139 of 2022 dated 09.09.2022 valid up to 08.09.2027 from DTCP for area admeasuring 2.98125 acres and after obtaining necessary approvals the project was registered with the authority vide RC no. 107 of 2022 dated 21.11.2022 valid upto 08.09.2027.

Now the promoter obtained additional license no. 237 of 2023 dated 03.11.2023 valid up to 02.11.2028 from DTCP for additional area admeasuring 0.175 acres (in addition to earlier license) and also obtained the revised layout plan approval. The layout plan of the project has been revised wherein two plots have been added which have been demarcated in the earlier licensed area at the place of open space/parking and the open space/parking has been proposed in additional license area in addition to earlier sanction on other locations. The promoter applied for registration complete area (amendment in the earlier registration granted due to grant of additional license) measuring 3.156 acres i.e., earlier and additional as a single registration.

All the required documents for registration under section 4 of the Act, 2016 have been submitted except corrections in form A-H & DPI.

In view of the above, the Authority may consider for grant of addendum to earlier registration subject to corrections in form A-H & DPI.

on leave
(Asha)

Chartered Accountant

Sumeet

(Sumeet)

Engineering Officer**Day and Date of hearing**

Monday and 18.11.2024

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 18.11.2024.

Sh. Sumeet, Engineering Officer briefed about the facts of the project.

Sh. Anish Dham (AR), Sh. Kabir Kapoor (AR) and Sh. Nitin Gupta (AR) are present on behalf of the promoter.

The AR of the promoter clarifies that 0.175 acres area has been got migrated from earlier license area (license no. 88 of 2010) as the said area/pocket was reserved for UD (undetermined use) and CC in respect of the said license already stand obtained in the year 2013. The requisite consent of 2/3rd allottees has been submitted in the authority and no objection in respect of the public notice issued by the Authority has been received.

No plots or saleable area is approved/shown in the additional licensed area. In view of the same, the addendum to the earlier RC no. 107 of 2022 is approved as proposed subject to corrections in online A-H form & DPI and this shall be without prejudice the rights of the existing allottees under section 14 of the Act.

(Ashok Sangwan)
Member, HARERA

V.I-3
(Vijay Kumar Goyal)
Member, HARERA

Arun Kumar
(Arun Kumar)
Chairman, HARERA