



**HARERA**  
**GURUGRAM**

**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, हरियाणा

|          |                   |
|----------|-------------------|
| PROJECT  | DLF PRIVANA NORTH |
| PROMOTER | M/S DLF. LTD.     |

**PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016**

| S.No | Particulars  | Details   |                                       |
|------|--|---|---------------------------------------|
| 1.   | Name of the project                                | DLF Privana North   |                                       |
| 2.   | Name of the promoter (Collaborator)                | M/s DLF Ltd.  |                                       |
| 3.   | Nature of the phase                                | Group Housing   |                                       |
| 4.   | Location of the project                            | Sector 76-77, Gurugram  |                                       |
| 5.   | Legal capacity to act as a promoter                | Collaborator  |                                       |
| 6.   | Status of project                                  | New   |                                       |
| 7.   | Whether registration applied for whole/Phase       | Phase   |                                       |
| 8.   | Phase no. (If applicable)                          | 8   |                                       |
| 9.   | Online application ID                              | RERA-GRG-1781-2024  |                                       |
| 10.  | License no.  | 219 of 2023 dated 25.10.2023                                  | Valid up to 24.10.2028                |
| 11.  | Total licensed area                                | 116.29625 Acres   | Area to be registered<br>17.701 Acres |
| 12.  | Project completion date as declared u/s 4(2)(I)(C) | 31.09.2034  |                                       |
| 13.  | QPR Compliance (If applicable)                     | RC no. 116 of 2023: Submitted<br>RC no. 46 of 2024: Submitted |                                       |
| 14.  | 4(2)(I)(c) Compliance (If applicable)              | N/A   |                                       |
| 15.  | 4(2)(I)(D) Compliance (If applicable)              | RC no. 116 of 2023: Submitted<br>RC no. 46 of 2024: Submitted |                                       |
| 16.  | Status of change of bank account                   | N/A   |                                       |
| 17.  | RC compliance                                      | RC no. 116 of 2023: Submitted<br>RC no. 46 of 2024: Submitted |                                       |
| 18.  | Number of Towers                                   | 6 Residential towers and commercial                           |                                       |
| 19.  | Number of units                                    | 1164 dwelling units and 5 commercial units                    |                                       |
| 20.  | Total Project cost                                 | Rs. 5457.34 crores  |                                       |
| 21.  | Project Expenditure So far                         | Rs. 563.01 crores   |                                       |
| 22.  | Estimates expenditure for completion so far        | Rs. 4894.33 crores  |                                       |

**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



|          |                   |
|----------|-------------------|
| PROJECT  | DLF PRIVANA NORTH |
| PROMOTER | M/S DLF. LTD.     |

|     |   |  |  |
|-----|---|--|--|
| 23. | <b>Statutory approvals either applied for or obtained prior to registration</b> |  |  |
|     | <b>S.N</b>  | <b>Particulars</b>   | <b>Date of approval</b>                            |
|     |   |  | <b>Validity up to</b>                              |
|     | 1.  | License Approval   | 219 of 2023 dated 25.10.2023                       |
|     | 2.  | Revised demarcation cum zoning approval plan   | ZP-1895-Vol-III/PA(DK)/2025/16536 dated 06.05.2025 |
|     | 3.  | Phasing approval plan  | ZP-1895- /JD(RA)/2023/42201 dated 13.12.2023       |
|     | 4.  | Revised phasing plan   | ZP-1895-Vol-III/PA(DK)/2025/16536 dated 06.05.2025 |
|     | 5.  | Building approval plan   | ZP-1895-III/PA(DK)/2025/16869 dated 07.05.2025     |
|     | 6.  | Environmental Clearance  | EC25B3812HR5819969N dated 20.02.2025               |
|     | 7.  | Airport Height Clearance   | 04.07.2023   |
|     | 8.  | Electrical load  | Ch-20/Drg.-PLC dated 10.01.2024                    |
| 9.  | Fire scheme approval  | Not submitted  |  |
| 10. | Service plan and estimate approval  | Not submitted  |  |
| 16. | <b>Fee Details</b>  |  |  |
|     | A) Registration fee   | $(346343.364 \times 1.89 \times 10) + (1307.956 \times 1.75 \times 20)$<br>= Rs. 65,91,668/- |  |
|     | B) Processing Fee   | 347651.32 x 10<br>= Rs. 34,76,513/-  |  |
|     | C) Late Fee   | N/A  |  |
|     | <b>Total Fee (A+B+C)</b>  | Rs. 1,00,68,181/-  |  |
| 17. | <b>DD Details</b>   |  |  |
|     | DD No. and Date   | 524715 dated 10.04.2025  |  |
|     | Fees Paid   | Rs. 1,01,27,000/-  |  |
|     | Name of the bank issuing  | ICICI Bank   |  |
|     | Deficit fee   | Nil  |  |
| 18. | <b>File Status</b>  |  | <b>Date</b>  |
|     | File received on  |  | 08.05.2025   |
|     | First notice Sent on  |  | 14.05.2025   |
|     | 1 <sup>st</sup> reply submitted on  |  | 15.05.2025   |
|     | 1 <sup>st</sup> hearing on  |  | 19.05.2025 (preponed from 02.06.2025)              |
| 19. | <b>Case History: -</b>  |  |  |



|          |                   |
|----------|-------------------|
| PROJECT  | DLF PRIVANA NORTH |
| PROMOTER | M/S DLF. LTD.     |

The promoter M/s DLF Ltd. has applied on 08.05.2025 for registration of the Group Housing Project namely "DLF Privana North" under section 4 of Real Estate (Regulation and Development), Act 2016.

The project pertains to license no. 219 of 2023 dated 25.10.2023 valid up to 24.10.2028 measuring 116.29625 acres in sector 76-77, Gurugram granted by DTCP to DLF Ltd. and others in collaboration with M/s DLF Ltd.

The entire project comprises of 10 phases as per the revised phasing plan dated 06.05.2025:

| Phase wise details |                  |                         |                      |                                 |
|--------------------|------------------|-------------------------|----------------------|---------------------------------|
| Phase no.          | Area (acres)     | Residential FAR (sqm)   | Commercial FAR (sqm) | Status                          |
| I                  | 25.148           | 298771.442              | -                    | Registered (RC no. 116 of 2023) |
| II                 | 11.088           | Proposed community site | -                    | Future                          |
| III                | 35.826           | 268476.00               | 14942.044            | Future                          |
| IV                 | 1.00             | 4046.85                 | -                    | Future                          |
| V                  | 1.00             | 6070.275                | -                    | Future                          |
| VI                 | 12.572           | 208579.048              | -                    | Registered (RC no. 46 of 2024)  |
| VII                | 4.662            | 14446.00                | -                    | Future                          |
| <b>VIII</b>        | <b>17.701</b>    | <b>350000.00</b>        | <b>1307.956</b>      | <b>Applied for registration</b> |
| IX                 | 3.231            | 13075.37                | -                    | Future                          |
| X                  | 4.068            | 20578.23                | 236.867              | Future                          |
| <b>Total</b>       | <b>116.29625</b> | <b>1184043.2164</b>     | <b>16486.867</b>     |                                 |

The promoter has applied for the registration of Phase 8 measuring 17.701 acres of the total 10 phases of the project comprising of an area of 116.29625 acres approved by DTCP vide memo dated 06.05.2025.

It is noted that the phasing plan of the project has been revise, however, the phasing of the earlier registered phases remains unchanged.

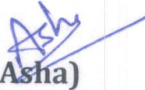

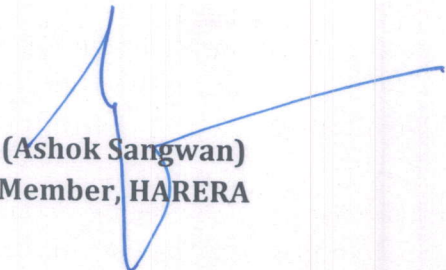

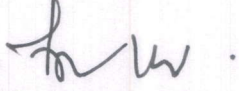


|          |                   |
|----------|-------------------|
| PROJECT  | DLF PRIVANA NORTH |
| PROMOTER | M/S DLF. LTD.     |

|     |   |
|-----|---|
|     | <p>The file was scrutinized, and deficiencies were conveyed to the promoter vide notice dated 04.05.2025 and date of hearing was fixed for 02.06.2025. On request of the promoter the matter was preponed to 19.05.2025</p> <p>The reply dated 15.05.2025 submitted by the promoter has been scrutinized and the status of remaining deficiencies is mentioned below.</p>   |
| 20. | <p><b>Present compliance status as on 19.05.2025 of deficient documents as conveyed in the notice dated 14.05.2025</b></p> <ol style="list-style-type: none"> <li>1. Corrections need to be made in REP-I form. Documents to be annexed along with the application need to be provided in PDF format less than 5 mb.<br/><b>Status: Corrected copy needs to be submitted.</b></li> <li>2. Corrections in the online DPI need to be made.<br/><b>Status: Submitted</b></li> <li>3. Approved fire scheme needs to be submitted.<br/><b>Status: Applied on 08.05.2025</b></li> <li>4. Approved service plans and estimates need to be submitted.<br/><b>Status: Applied on 12.05.2025</b></li> <li>5. Mining permission needs to be submitted.<br/><b>Status: Submitted</b></li> <li>6. Details of approvals need to be filled in draft allotment letter.<br/><b>Status: Submitted</b></li> <li>7. Brochure of the project needs to be revised.<br/><b>Status: Submitted</b></li> <li>8. Land cost needs to be clarified according to area apply for registration.<br/><b>Status: Submitted</b></li> <li>9. Complete annual balance sheet for the financial year 2023-24 needs to be submitted.<br/><b>Status: Submitted</b></li> <li>10. Affidavit of promoter regarding arrangement with the bank of master account needs to be revised.<br/><b>Status: Submitted</b></li> <li>11. Complete details of promoter from the MCA site needs to be submitted.<br/><b>Status: Submitted</b></li> </ol> |
| 21. | <p><b>Remarks</b></p> <ol style="list-style-type: none"> <li>1. Corrections need to be made in REP-I form. Documents to be annexed along with the application need to be provided in PDF format less than 5 mb.<br/><b>Status: Corrected copy needs to be submitted.</b></li> <li>2. Approved fire scheme needs to be submitted.<br/><b>Status: Applied on 08.05.2025</b></li> <li>3. Approved service plans and estimates need to be submitted.</li> </ol>   |



|          |                   |
|----------|-------------------|
| PROJECT  | DLF PRIVANA NORTH |
| PROMOTER | M/S DLF. LTD.     |

|   |   |
|---|---|
| <b>Status: Applied on 12.05.2025</b>  |   |
| <br><b>(Asha)</b><br><b>Chartered Accountant</b>   | <br><b>(Neeraj Gautam)</b><br><b>Associate Architectural Executive</b> |
| <b>Day and Date of hearing</b>  | Monday and 19.05.2025   |
| <b>Proceeding recorded by</b>   | Ram Niwas   |
| <b>PROCEEDINGS OF THE DAY</b>   |   |
| <p>Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.</p> <p>Sh. Rohit Sharma (AR), Sh. Anish Dham (AR) and Sh. Ketan Anand (AR) are present on behalf of the promoter.</p> <p>A prominent public notice of two weeks regarding application of registration of the project under section 4 of the Act of 2016 received in the Authority be issued in three newspapers of wide circulation (Two English and One Hindi).</p> <p>The matter to come up on 02.06.2025.</p> |   |
| <br><b>(Ashok Sangwan)</b><br><b>Member, HARERA</b>   | <br><b>(Vijay Kumar Goyal)</b><br><b>Member, HARERA</b>              |
| <br><b>(Arun Kumar)</b><br><b>Chairman, HARERA</b>   |   |

