

Hearing brief for project amendment in registration u/s 4

Project amendment in registration u/s 4				
S.No	Particulars	Details		
1.	Name of the project	Summit Plaza		
2.	Name of the promoter	M/s DLF Limited		
3.	Nature of the project	Commercial (Distinct Commercial component of residential plotted colony)		
4.	Location of the project	Sector- 54, Gurugram		
5.	Legal capacity to act as a promoter	License Holder (After NCLT order vide memo no. NCLT/Reg./FO/2021/934 dated 23.02.2022)		
6.	Status of project	On-going		
7.	Whether registration applied for whole	Whole Project		
8.	Completion date as mentioned in REP-II	OC:30.06.2026		
9.	Online application ID	RERA-GRG-PROJ-1912-2025		
10.	QPR Compliances	RC No. 56 of 2021 granted for commercial project: All QPR submitted		
11.	4(2)(I)(D) Compliances	RC No. 56 of 2021 granted for commercial project: All 4(2)(I)(D) submitted.		
12.	4(2)(I)(C) Compliances	Applied for amendment		
13.	Status of change of bank account	No application received		
14.	Details of proceedings pending against the project	RERA-GRG-4328-2022- SCN for non-compliance of RC conditions- Fire scheme approval within 3 months: Not submitted		
15.	RC Conditions Compliances	Fire scheme approval within 3 months: Not submitted, whereas revised fire scheme approval is submitted		
16.	Number of Towers	1 Tower (G + 7)		
17.	Number of units	292 Commercial units		
18.	Total Project cost	Rs 351.57 Cr		
19.	Project expenditure so far	Rs 231.43 Cr		
20.	Estimated expenditure for completion so far	Rs 120.14 Cr		
21.	License no.	• 115 of 1995 dated 29.12.1995 • 116 of 1995 dated 29.12.1995 • 54 - 56 of 1996 dated 30.04.1996	• valid upto 28.12.2029 • valid upto 28.12.2029 • valid upto 29.04.2029	
22.	Total area	2.65 acres	Area to be registered	2.65 acres
23.	Statutory approvals either applied for or obtained prior to registration			



S.No	Particulars	Date of approval	Validity upto
i)	License Approval	115 of 1995 dated 29.12.1995 116 of 1995 dated 29.12.1995 54 - 56 of 1996 dated 30.04.1996	valid upto 28.12.2029 valid upto 28.12.2029 valid upto 29.04.2029
ii)	Zoning Plan Approval	Drg no. DTCP-7568 dated 12.10.2020	
iii)	Site/Layout plan approval	ZP-1188/AD(RA)/2021/15674 dated 02.07.2021	01.07.2026
	Revised Site/Layout plan approval	ZP-1188/VOL-III/JD(RA)/2025/1816 dated 14.01.2025	13.01.2030
iv)	Environmental Clearance	SEIAA/HR/2021/418 dated 12.11.2021	11.11.2031
v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/20/125/516-519 dated 13.04.2020	11.04.2028
vi)	Fire scheme approval	Not submitted	
	Revised Fire scheme approval	Applied on 10.03.2025	
vii)	Service plan and estimate approval	Applied on 24.03.2025	
viii)	Electrical load availability connection	Ch-86/DRG-26B dated 20.11.2020	
24.	Fee details		
(a)	Registration fee	30310.8995*2.83*20= Rs 17,15,597/-	
(b)	Late fee	Not applicable	
(c)	Processing fee	30310.8995*10=Rs 3,03,109/-	
(d)	Total	Rs 20,18,706/-	
	DD Details		
(a)	DD amount	Rs 20,21,341.73/- Rs 5,000/- Total= Rs 20,26,341.73/-	
(b)	DD no. and date	519102 dated 03.07.2021 524675 dated 11.04.2025	
(c)	Name of the bank issuing	ICICI Bank	
(d)	Registration fee already paid which is to be adjusted and considered now.	Rs 17,18,233/-	
(e)	Processing fee already	Rs 3,03,109/-	



	paid which is not considered now as the application has been amended from 30231.86 sqm to 29708.112 sqm	
(f)	Amount paid to be considered	20,26,341.73 – 3,03,109= Rs 17,23,233/-
(g)	Deficit fee needs to be paid	20,18,706/- – 17,23,233= Rs 2,95,473/-
25.	File Status	Date
	File received on	15.04.2025
	First notice Sent on	08.05.2025
	First hearing on	12.05.2025
22.	Case History: The Promoter M/s DLF Ltd who is license holder applied for the amendment of registration of real estate commercial project namely "Summit Plaza" located at Sector-54, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 89940 dated 15.04.2025 and RPIN-895. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1912-2025. Earlier the promoter i.e. M/s DLF Ltd. And M/s DLF Utilities Ltd. applied for the registration of commercial project namely "Summit Plaza" having project area as 2.65 acres in a residential plotted colony of 66.25 acres vide registration no. 56 of 2021 dated 21.09.2021 for project namely "Summit Plaza" in Sector 54, Gurugram. Now, the building plans has been revised vide no. ZP-1188/VOL-III/JD(RA)/2025/1816 dated 14.01.2025 and the promoter has applied for the amendment in the registration certificate. Accordingly, as per the approved revised building plans of the project, the total proposed FAR is 29,708.114 sq. m., with 292 commercial units. In the earlier approved building plans, the proposed FAR was 30,231.86 sq. m., with 311 commercial units The status of documents is mentioned below:	
23.	Present compliance status as on 12.05.2025 of the deficiencies conveyed in notice dated 08.05.2025.	1. Deficit fee of Rs 2,95,473/- needs to be submitted. 2. Copy of LOI, LC IV and LC IV B duly stamped and signed by the Director, Town and Country Planning Haryana needs to be submitted for all the related licenses. 3. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. 4. Corrections in detailed project information needs to be done. 5. Comparison sheet regarding the revision in the building plans needs to be submitted. 6. Booking list of units sold to the allottees as on date



- of the application applied for extension which includes name of the allottees, flat/shop no., carpet area, date of booking, average rate, and total consideration (along with paid amount and pending amount) needs to be submitted.
7. List of the unsold units as on date of the application for extension of registration which includes unit no and unit area needs to be provided.
 8. List of Consent of two third allottees after incorporating details of unique allottees along with their contact details and date of booking needs to be re-submitted.
 9. Copy of revised approved fire scheme approval needs to be submitted.
 10. Copy of approved service estimates and plans along with sanction letter from DTCP, needs to be submitted.
 11. Approval NOC from concerned agency for connecting external services like sewerage disposal needs to be submitted.
 12. Copy of superimposed demarcation plan on approved layout plan on A1 sheet needs to be submitted.
 13. PERT Chart specifying the completion date of the project needs to be submitted.
 14. Project report along with brochure of current project and project photos needs to be submitted.
 15. Copy of executed application form, allotment letter, BBA and Conveyance deed and payment receipt needs to be submitted.
 16. Allottee related documents like Application form, Draft BBA, Allotment letter & Conveyance deed needs to be submitted.
 17. Brochure and Advertisement for the project needs to be submitted.
 18. Land cost needs to be clarified according to area apply for registration.
 19. PAN, TAN and GST of the promoter needs to be submitted.
 20. Latest net worth certificate of promoter from CA needs to be provided.
 21. Quarterly statement of expenditure needs to be provided.
 22. Copy of paid challan of EDC, conversion charges, License fee and IDC needs to be provided.
 23. In bank undertaking, project name needs to be

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



		mentioned in the master account name. Accordingly, correction in bank undertaking needs to be required. 24. Cash flow statement needs to be provided. 25. Complete details of company from the MCA site needs to be submitted. 26. KYC of authorized person to operate bank account needs to be submitted. 27. Final approval of change of free account needs to be submitted.
24.	Remarks	No reply received against deficiencies mentioned above.

Asha

Chartered Accountant

Deepika

Planning Executive

Day and Date of hearing

Monday and 12.05.2025

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 12.05.2025

Ms. Deepika, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Anish Dham (AR) and Sh. Akshay (AR) are present on behalf of the promoter.

The promoter is directed to rectify the deficiencies mentioned above. Further, in meanwhile a public notice of two weeks for inviting objections from the allottees be issued in at least three prominent newspapers (Two English and One Hindi) of wide circulation due to revision in approved building plans of the project vide memo no. ZP-1188/VOL-III/JD(RA)/2025/1816 dated 14.01.2025.

The matter to come up on 02.06.2025.

(Ashok Sangwan)
Member, HARERA

(Arun Kumar)
Chairman, HARERA

(Vijay Kumar Goyal)
Member, HARERA

