

Project – DLF Privana West
Promoter – M/s DLF Limited
Hearing brief for amendment of 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.	Brief of promoter	M/s DLF LIMITED has incorporated dated 04/07/1963 and its registered address at Shopping Mall 3rd Floor Arjun Marg, Phase I Dlf City Gurgaon, Haryana, Haryana, India, 122002. Ms. Pia Singh, Ms. Anushka Singh, Ms. Savitri Devi Singh, Ms. Priya Paul, Mr. Vivek Mehra, Ms. Vinati Kastia Kilambi, Mr. Mahender Singh, Mr. Ajai Singh and Mr. Umesh Kumar Chaudhary are the director of the promoter company. Mr. Ashok Kumar Tyagi and Mr. Devinder Singh are the managing director, Mr. Rajiv Singh is the Whole-time director, Mr. Ram Parkash Punjani is the Company Secretary and Mr. Badal Bagri is the CFO of the promoter company.		
4.	Nature of the project	Residential Colony under NILP Policy		
5.	Nature of the phase	Group Housing		
6.	Location of the project	Sector-76 & 77, Gurugram		
7.	Legal capacity to act as a promoter	Collaborator		
8.	Name of the license holder	M/s DLF Limited and Others		
9.	Status of project	New		
10.	Whether registration applied for whole	Phase		
	Phase no.	6		
11.	Online application ID	RERA-GRG-PROJ-2157-2026		
12.	License no.	219 of 2023 dated 25.10.2023.		valid up to 24.10.2028.
13.	Total licensed area	116.2962 acres	Area to be registered	12.5720 acres
14.	Projected completion date	OC – 31.12.2031		
15.	QPR Compliances (RC no. 2024/46)	All submitted (From 01 July 2024 to 31 March 2026)		
16.	4(2)(I)(D) Compliances (RC no. 2024/46)	Submitted 2024-25		
17.	4(2)(I)(C) Compliances (RC no. 2024/46)	Valid till 31.12.2031		
18.	Status of change of bank account	No application received for change of bank account		
19.	Details of proceedings pending against the project	No		
20.	RC Conditions Compliances (RC no. 2024/46)	Environmental Clearance: Submitted within time		
21.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	219 of 2023 dated 25.10.2023.	24.10.2028



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	ii)	Zoning Plan Approval	Drg No. DG, TCP 9740 dated 26.10.2023	-
		Revised zoning plan approval	Drg No. DTCP 11878 dated 12.02.2026	-
	iii)	Building plan Approval	Memo no. ZP-1895/PA(DK)/2024/12245 dated 18.04.2024	17.04.2029
		Revised building plan approval	Memo no. ZP-1895-V/PA(DK)/2026/9899 dated 18.03.2026	17.03.2031
	iv)	Environmental Clearance approval	EC24B3812HR5973756N dated 18.07.2024	17.07.2034
	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/2024/531 dated 16.04.2024	15.04.2029
		Revised fire scheme approval	Not submitted	-
	vii)	Service plan and estimate approval	LC-5120/Asstt(RK)/2024/12373 dated 19.04.2024	-
Revised Service plan estimates approval		Not submitted	-	
22.	Total project cost		Rs 2979.54 Cr.	
23.	Cost Incurred		Rs 643.09 Cr.	
24.	Cost to be incurred		Rs 2336.45 Cr.	
25.	Construction cost		Rs 6397/- per sqft	
26.	Total no. of towers		5 Residentials towers (G+41)	
27.	Total units		795 Residential and 01 Commercial at stilt floor of tower B	
28.	Sold units		795 Residential	
29.	Unsold units		01 Commercial	
30.	Carpet area of units		2136 sq ft for 4 BHK unit 3561 sq ft for Penthouse	
31.	Fee Details - The promoter has submitted the application for amendment of registration granted due to revision in building plans. Therefore, the processing fee submitted at the time of registration application is being forfeited and the balance is being considered. Further registration fees have been recalculated for amendment registration of the project based on recent FAR of the project.			
	Registration Fee		Resi - $208443.508 * 1.96 * 10 = \text{Rs } 40,85,493/-$ Comm - $210.963 * 1.75 * 20 = \text{Rs } 7,384/-$	
	Processing Fee		$208654.471 * 10 = \text{Rs } 20,86,545/-$	
	Late Fee		N/A	



	Processing fee to be forfeited (At the time of registration application)	Rs 20,85,790/-																											
	Total Fee	Rs 82,65,212/-																											
32.	DD amount	Rs 46,87,000/- Rs 6,100/- Rs 20,86,600/- Rs 14,85,520/-																											
	DD no. and date	523027 dated 02.02.2024 523277 dated 16.04.2024 525654 dated 26.03.2026 525819 dated 06.05.2026																											
	Name of the bank issuing	ICICI Bank																											
	Deficient amount	Nil																											
33.	File Status	Date																											
	File received on	08.04.2026																											
	First notice Sent on	29.04.2026																											
	First hearing on	04.05.2026 (Adjourned)																											
	Second hearing on	11.05.2026																											
34.	Case History: The Promoter M/s DLF Limited who is a collaborator applied for the amendment in registration of real estate group residential colony under NILP policy 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. 109634 dated 08.04.2026 and RPIN-1050. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-2157-2026. The project area for amendment in registration is 12.5720 acres out of 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. 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. The overall licensed area of the project is being developed in phases. As on date the entire project comprises of 10 phases as per the revised phasing plan vide memo no. ZP-1895-Vol-III/PA(DK)/2025/16536 dated 06.05.2025 as described in table below; <table border="1"> <thead> <tr> <th>Phase no.</th><th>Area (acres)</th><th>Status</th></tr> </thead> <tbody> <tr> <td>I</td><td>25.148</td><td>Registered (RC no. 116 of 2023)</td></tr> <tr> <td>II</td><td>11.088</td><td>Future Development</td></tr> <tr> <td>III</td><td>35.826</td><td>Future Development</td></tr> <tr> <td>IV</td><td>1.00</td><td>Future Development</td></tr> <tr> <td>V</td><td>1.00</td><td>Future Development</td></tr> <tr> <td>VI</td><td>12.572</td><td>Registered (RC no. 46 of 2024) Applied for amendment</td></tr> <tr> <td>VII</td><td>4.662</td><td>Future Development</td></tr> <tr> <td>VIII</td><td>17.701</td><td>Registered</td></tr> </tbody> </table>		Phase no.	Area (acres)	Status	I	25.148	Registered (RC no. 116 of 2023)	II	11.088	Future Development	III	35.826	Future Development	IV	1.00	Future Development	V	1.00	Future Development	VI	12.572	Registered (RC no. 46 of 2024) Applied for amendment	VII	4.662	Future Development	VIII	17.701	Registered
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		(RC no. 57 of 2025)
IX	3.231	Future Development
X	4.068	Future Development
Total	116.29625	

The promoter applied for amendment in registration of project registered vide RC no. 46 of 2024 dated 22.04.2024 valid upto 31.12.2031 after grant of revision in building plans for the project. The promoter has submitted the consents of 595 allottees of the project out of 793 allottees in the project regarding revision in building plans for the project.

The promoter has submitted documents file/reply on 15.04.2026 where in the promoter has submitted the copies of public notices published on 13.04.2026 in 3 newspapers (i.e. Hindustan Times, The Indian Express & Hindustan) inviting objections till 28.04.2026 regarding their applications for amendment of registration of project. No objection have been received in the Authority.

The application for registration of residential colony under NILP policy was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/1050 dated 29.04.2026 was issued to the promoter with an opportunity of being heard on 04.05.2026.

On 04.05.2026, The matter is adjourned to 11.05.2026

The changes made in the building plans are not submitted properly and the same needs to be revised and clarified.

The site of project has been physically inspected on 07.05.2026 and it is submitted that the project site is situated in Sector 76 Gurugram. The project is accessible from 24-meter-wide road which further, connects to 60-meter-wide sector road and the same are fully metaled and operational. The promoter had started the construction of the project and as on date the structure work for all the 5 towers are progressing.

The promoter has submitted the reply on 07.05.2026 which were scrutinized and the status of the documents is mentioned below:

35.	Present compliance status as on 11.05.2026 of deficient documents conveyed vide notice dated 29.04.2026	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: Needs to be corrected. 2. Online DPI needs to be corrected. Status: Needs to be corrected. 3. Deficit fee Rs. 14,85,512/- needs to be submitted. Status: Submitted vide DD no. 525819 dated 06.05.2026 Amount Rs. 14,85,520/- 4. The details of ongoing litigation in the past five years in relation to the real estate projects developed or being developed by the promoter in the state, if any, in accordance with Rule 14(1)(a)(iii) of the Haryana Real Estate (Regulation
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		and Development) Rules 2017 in the format provided under annexure "C" of Rules 2017 need to be submitted. Status: Not submitted. 5. A duly notarized affidavit from the Managing Director of the promoter company affirming that there is no change in the approvals, financial details or documents submitted at the time of project registration need to be submitted. In case of any change, the promoter shall specifically disclose such changes in the affidavit and submit the relevant documents, if not submitted. Status: Submitted by Authorized Signatory needs to be revised. 6. A duly notarized affidavit from the Managing Director of promoter company needs to be submitted regarding the consent of the existing two-third allottees furnished to the Authority, are genuine and original. Status: Submitted by Authorized Signatory needs to be revised. 7. Changes made in the building plans duly marked on approved site plan and in tabular form needs to be submitted. Status: Needs to be revised and clarified. 8. List of the units sold to the allottees as on date of the application for amendment of registration which includes name of the allottees, unit no, unit carpet area, date of booking, average rate, total consideration and amount received needs to be provided. Status: Submitted residential complete sold. 9. List of the unsold units as on date of the application for amendment of registration which includes unit no and unit area needs to be provided. Status: Submitted commercial unsold. 10. Status of development works along with site photographs in the project till date needs to be submitted. Status: Submitted 11. Revised Fire Scheme approval needs to be submitted. Status: Not submitted. 12. Revised Service Plans and Estimates approval needs to be submitted. Status: Not submitted. 13. Copy of four executed application form, allotment letter, Agreement to sale, Conveyance deed and payment receipt needs to be submitted. Status: Submitted except conveyance deed but some clauses are amended/alterd by the promoter. 14. Brochure/Advertisement document of the project needs to be submitted. Status: Needs to be revised. 15. Mining permission has been expired. The same needs to be clarified as further excavation is required or not. In case required than the revalidated mining permission needs to be
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		submitted and if not required than affidavit to the same needs to be submitted. Status: Affidavit submitted. 16. REP-II needs to be revised. Status: Needs to be revised. 17. Land cost needs to be clarified according to area apply for registration. Status: Needs to be revised. 18. Project report needs to be provided incorporating approvals and inventory of the project. Status: Needs to be revised. 19. Latest Non encumbrance certificate not below the rank of tehsildar needs to be submitted. Status: Submitted. 20. Original bank undertaking needs to be submitted. Status: Submitted 21. Affidavit regarding no loan on project land needs to be revised. Status: Needs to be revised. 22. Background of the promoter needs to be submitted. Status: Not submitted. 23. CA certificate for inventory (Sold / unsold) needs to be submitted. Status: Submitted
36.	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 details of ongoing litigation in the past five years in relation to the real estate projects developed or being developed by the promoter in the state, if any, in accordance with Rule 14(1)(a)(iii) of the Haryana Real Estate (Regulation and Development) Rules 2017 in the format provided under annexure "C" of Rules 2017 need to be submitted. 4. A duly notarized affidavit from the Managing Director of the promoter company affirming that there is no change in the approvals, financial details or documents submitted at the time of project registration need to be submitted. In case of any change, the promoter shall specifically disclose such changes in the affidavit and submit the relevant documents, if not submitted. 5. A duly notarized affidavit from the Managing Director of promoter company needs to be submitted regarding the consent of the existing two-third allottees furnished to the Authority, are genuine and original. 6. Changes made in the building plans duly marked on approved site plan and in tabular form needs to be submitted. 7. Revised Fire Scheme approval needs to be submitted. 8. Revised Service Plans and Estimates approval needs to be submitted.



		9. Brochure/Advertisement document of the project needs to be submitted. 10. REP-II needs to be revised. 11. Land cost needs to be clarified according to area apply for registration. 12. Project report needs to be provided incorporating approvals and inventory of the project. 13. Affidavit regarding no loan on project land needs to be revised. 14. Background of the promoter needs to be submitted.
 Asha Chartered Accountant  Sumeet Engineering Officer		
Day and Date of hearing		Monday and 11.05.2026
Proceeding recorded by		Ram Niwas
PROCEEDINGS OF THE DAY		
Proceedings dated: 11.05.2026 Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Anish Dham (AR) is present on behalf of the promoter. The AR of the promoter states that they have applied for amendment in registration of project pursuant to revision in building plans for phase 6 along with consents of more than 2/3rd allottees of the project. The AR requests that an affidavit from one of the Directors of the promoter company be sought instead of Managing Director as sought in the deficiency notice dated 29.04.2026. The request of the promoter is allowed. The promoter is further directed to submit the changes made in the building plans in detailed tabular form and also marked on the plans for the project along with submission of other remaining deficit documents. The matter is adjourned and to come up on 18.05.2026.		
 (Arun Kumar) Chairman, HARERA		