



Project – DLF Privana West
Promoter – M/s DLF Limited

Hearing brief for amendment of registration of Project u/s 4

Hearing order 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



	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 sale consideration		Rs 5600.81 Cr.	
27.	Total amount received from sold units		Rs 2477.46 Cr.	
28.	Balance to be received from sold units		Rs 3123.35 Cr.	
29.	Total no. of towers		5 Residential towers (G+41)	
30.	Total units		795 Residential and 01 Commercial at stilt floor of tower B	
31.	Sold units		795 Residential	
32.	Unsold units		01 Commercial	
33.	Carpet area of units		2136 sq ft for 4 BHK unit 3561 sq ft for Penthouse	
34.	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 - $208443.508 * 1.96 * 10 =$ Rs 40,85,493/-	

		Comm - 210.963 * 1.75 * 20 = Rs 7,384/-																					
	Processing Fee	208654.471 * 10 = 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/-																					
35.	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																					
36.	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																					
	Third hearing on	18.05.2026																					
37.	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)</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)
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		Applied for amendment
VII	4.662	Future Development
VIII	17.701	Registered (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 was scrutinized and the deficiencies conveyed to the promoter.

On 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. The promoter has submitted the reply on 13.05.2026 which was scrutinized and the status of the documents is mentioned below:		
38.	<table border="1"> <tr> <td data-bbox="215 436 606 1982"> Present compliance status as on 18.05.2026 of deficient documents conveyed vide notice dated 29.04.2026 </td><td data-bbox="606 436 1500 1982"> - 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. - Online DPI needs to be corrected. Status: Needs to be corrected. - 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/- - 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. Status: Not submitted. - 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 but needs to be revised. - 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 - 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. - 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. - 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. - Status of development works along with site photographs in the project till date needs to be submitted. Status: Submitted </td></tr> </table>	Present compliance status as on 18.05.2026 of deficient documents conveyed vide notice dated 29.04.2026	- 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. - Online DPI needs to be corrected. Status: Needs to be corrected. - 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/- - 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. Status: Not submitted. - 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 but needs to be revised. - 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 - 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. - 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. - 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. - Status of development works along with site photographs in the project till date needs to be submitted. Status: Submitted
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		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 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
39.	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. Changes made in the building plans duly marked on approved site plan and in tabular form needs to be submitted. 6. Revised Fire Scheme approval needs to be submitted. 7. Revised Service Plans and Estimates approval needs to be submitted. 8. Brochure/Advertisement document of the project needs to be submitted. 9. REP-II needs to be revised. 10. Land cost needs to be clarified according to area apply for registration. 11. Project report needs to be provided incorporating approvals and inventory of the project. 12. Affidavit regarding no loan on project land needs to be revised. 13. Background of the promoter needs to be submitted.
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Recommendation:

The application for amendment in the registration certificate of the project under Section 4 of the Act of 2016 submitted by the promoter has been examined and found to be in order except the deficiencies listed above at S. No. 39. The promoter shall submit a security amount of Rs. 25 lakhs each on account of timely submission of revised service plans & estimates and revised fire scheme approval within 6 months.

It is recommended that the Authority may consider for grant of addendum certificate subject to the submission of approval of revised service plans & estimates and revised fire scheme within a period of 6 months along with other remaining deficiencies before the issuance of the addendum certificate.


Asha
Chartered Accountant

Sumeet
Engineering Officer

Day and Date of hearing	Monday and 18.05.2026
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 18.05.2026

Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Kabir Kapoor and Sh. Anish Dham (AR) are present on behalf of the promoter.

The Authorized Representative of the promoter states that they have applied for amendment in registration of project approved vide RC no 46 of 2024 dated 24.04.2024 pursuant to revision in building plans for phase 6 along with consents of more than 2/3rd allottees of the project. Further, the AR of the promoter states that they have made minor changes in the building plans like addition of individual drop offs for each tower followed by interchange in entrance lobby and community area at stilt floor of each



tower, circulation area, sports area, increasing shaft area etc. without any changes in the apartments/flats/units in the project. The detailed list of changes made in the building plans along with other deficit documents will be submitted in the Authority within five days.

The Authorized Representative of the promoter states that presently the approval of revised service plans and estimates & revised approval of fire scheme are under process and the said approvals have not yet been obtained as on date. Further, the Authorized Representative of the promoter undertakes to obtain and submit:

- Revised Service Plans and Estimates within 6 months from the date of grant of amendment in registration; and,
- Revised Fire Scheme within 6 months from the date of grant of amendment in registration;

Further, he undertakes to submit two Demand Draft/Bank Guarantee's amounting to Rs. 25 lakhs each, as a security deposit for timely compliance with the above requirements at point (i) and (ii). It is also expressly undertaken that in the event of failure to obtain and submit the aforesaid approvals within the stipulated time frame, the said security amount(s) shall be liable to be forfeited by the Authority.

The Authority has taken note of the submissions made by the Authorized Representative of the promoter regarding the non-availability of the aforesaid statutory approvals as on date. In view of the above, and in the interest of regulatory compliance, the Authority hereby directs that the promoter shall submit two Demand Draft/Bank Guarantee, amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only) each, in favour of the Authority, as security amounts for timely submission of Revised Service Plans and Estimates and Revised Fire Scheme within the time period mentioned above.

In the event of non-submission of the above approval within the prescribed time frame, the corresponding security amount(s) shall stand forfeited by the Authority, and such failure may also attract additional regulatory action as permissible under the Act of 2016, rules and regulations made thereunder.

Approved as proposed subject to rectification of deficiencies mentioned above at S. No. 39.

The addendum certificate shall be issued after submission of remaining deficiencies mentioned above including correction in form REP-I (Part A-H), Online DPI, changes in building plans and submission of two DD/BG of Rs. 25 lakhs each for submission of Revised Service Plans and Estimates and Revised Fire Scheme within the timeframe mentioned above.

(Arun Kumar)
Chairman, HARERA