

Hearing brief for registration of Project u/s 4

S.No.	Particulars	Details
1.	Name of the project	Privana Enclave
2.	Name of the promoter	M/s DLF Limited
3.	Brief of the promoter	M/s DLF Limited is a leading Indian public limited real estate company engaged in development of residential, commercial, retail, and office properties. It was incorporated on 4 July 1963 (CIN: L70101HR1963PLC002484) and is headquartered in Gurugram, Haryana. The company has an authorized share capital of Rs 10,000 crores and a paid-up capital of approximately Rs 356.81 crores. The company is promoted by the Singh family, with Dr. K.P. Singh and Mr. Rajiv Singh as key promoters, holding about 74% promoter shareholding. The Board of Directors includes Rajiv Singh (Chairman & Whole-Time Director), Ashok Kumar Tyagi (Managing Director), Pia Singh, Ajai Singh, Savitri Devi Singh, and Umesh Kumar Chaudhary, among others.
4.	Nature of the project	Residential Colony under NILP
5.	Nature of the phase	Residential Plotted Colony under NILP
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	Phases
	Phase no.	7
11.	Online application ID	RERA-GRG-PROJ-2236-2026
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
		4.662 acres
14.	Projected completion date	Part CC - 30.04.2033 CC - 31.12.2050
15.	QPR Compliances (if applicable)	N/A
16.	4(2)(I)(D) Compliances (if applicable)	N/A
17.	4(2)(I)(C) Compliances (if applicable)	N/A



18.	Status of change of bank account	N/A		
19.	Details of proceedings pending against the project	N/A		
20.	RC Conditions Compliances (if applicable)	N/A		
21.	Total Project cost	Rs 56.63/- crores		
22.	Project Expenditure So far	Rs 26.56/- crores		
23.	Estimates expenditure for completion so far	Rs 30.07/- crores		
24.	IDW Cost	Rs 18.64/- crores		
25.	Number of units	41 Residential Plots		
26.	Size of Plots	204 sqm to 426 sqm		
27.	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)	Revised Zoning Plan Approval	Drg No. DG,TCP 10968 dated 26.03.2025	-
		Revised Zoning Plan Approval	Drg No. DG,TCP 11878 dated 12.02.2026	-
	iii)	Layout plan approval	Drg No. DG,TCP 12146 dated 04.05.2026	-
	iv)	Environmental Clearance	N/A	-
	v)	Airport height clearance	N/A	-
	vi)	Fire scheme approval	N/A	-
	vii)	Service plan and estimate approval	Applied on 26.06.2026.	
28.	Fee Details			
	Registration Fee	Resi- 14,574.44 * 1.33 * 10 = Rs 1,93,840/- Total = Rs 1,93,840/-		
	Processing Fee	14,574.44 * 10 = Rs 1,45,744/-		
	Late Fee	N/A		
	Total Fee	Rs 3,39,584/-		
29.	DD amount	Rs 4,23,000/-		
	DD no. and date	525611 dated 12.05.2026.		
	Name of the bank issuing	ICICI Bank		
	Total fee paid	Rs 4,23,000/-		
	Deficient amount	NIL (Excess – Rs 83,416/-)		
30.	File Status	Date		
	File received on	25.05.2026		



	First notice Sent on	16.06.2026																																				
	First hearing on	22.06.2026																																				
	Second hearing on	30.06.2026																																				
	Third hearing on	13.07.2026																																				
31.	Case History: The Promoter M/s DLF Limited, who is a Collaborator has applied for the registration of real estate Residential Colony under NILP namely "Privana Enclave" located at Sector- 76 & 77, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 112135 dated 25.05.2026 and RPIN-1067. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-2236-2026. The project area for registration is 4.662 acres. The licenses has been granted for the development of the Residential Colony under NILP having total area admeasuring 116.2962 acres. The project is to be developed in 10 phases and the phasing has been done by DTCP, Haryana vide no. ZP-1895-Vol-III/PA(DK)/2025/16536 dated 06.05.2025. The entire project comprises of 10 phases as per the revised phasing plan dated 06.05.2025. <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</td></tr> <tr> <td>III</td><td>35.826</td><td>Future</td></tr> <tr> <td>IV</td><td>1</td><td>Future</td></tr> <tr> <td>V</td><td>1</td><td>Future</td></tr> <tr> <td>VI</td><td>12.572</td><td>Registered (RC no. 46 of 2024)</td></tr> <tr> <td>VII</td><td>4.662</td><td>Applied for registration</td></tr> <tr> <td>VIII</td><td>17.701</td><td>Registered (RC no. 57 of 2025)</td></tr> <tr> <td>IX</td><td>3.231</td><td>Future</td></tr> <tr> <td>X</td><td>4.068</td><td>Future</td></tr> <tr> <td>Total</td><td>116.29625</td><td></td></tr> </tbody> </table> Phase I (25.148 acres), Phase VI (12.572 acres) and Phase VIII (17.701 acres) of the project are already registered in the Authority vide RC no. 116 of 2023, 46 of 2024 and 57 of 2025 respectively. The zoning plan of the applied area has been approved vide Drg No. DG,TCP 11878 dated 12.02.2026. The current application pertains to Phase VII of the project having an area admeasuring 4.662 acres. The plot no SR/05 to SR/07 to be kept on hold till HT Line is re-aligned as per the approved layout plan. The promoter has submitted a reply on 10.06.2026 which was scrutinized wherein the promoter has submitted the copy of Public Notice in three newspapers i.e., The Indian Express (English), Hindustan Times (English) and Hindustan (Hindi) dated 04.06.2026 for objection till 18.06.2026 against which no objection has been received in the Authority with respect to the above public notice. The application for registration of Residential Colony under NILP was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/1067 dated 16.06.2026 was issued to the promoter with an opportunity of being heard on 22.06.2026.		Phase No.	Area (Acres)	Status	I	25.148	Registered (RC no. 116 of 2023)	II	11.088	Future	III	35.826	Future	IV	1	Future	V	1	Future	VI	12.572	Registered (RC no. 46 of 2024)	VII	4.662	Applied for registration	VIII	17.701	Registered (RC no. 57 of 2025)	IX	3.231	Future	X	4.068	Future	Total	116.29625	
Phase No.	Area (Acres)	Status																																				
I	25.148	Registered (RC no. 116 of 2023)																																				
II	11.088	Future																																				
III	35.826	Future																																				
IV	1	Future																																				
V	1	Future																																				
VI	12.572	Registered (RC no. 46 of 2024)																																				
VII	4.662	Applied for registration																																				
VIII	17.701	Registered (RC no. 57 of 2025)																																				
IX	3.231	Future																																				
X	4.068	Future																																				
Total	116.29625																																					



	The Site visit has been done on 15.06.2026 and found that the site is accessible from 12m wide proposed Service road alongwith the 60 m wide sector road and 24m proposed sector road. On 22.06.2026, the matter is adjourned and fixed for 30.06.2026. On 30.06.2026, the matter is adjourned and fixed for 13.07.2026. The promoter has submitted a reply on 08.07.2026 which was scrutinized and status of documents is mentioned below.	
32.	Present compliance status as on 13.07.2026 of deficient documents conveyed through notice dated 16.06.2026.	1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Submitted but needs to be revised. 2. Online DPI needs to be corrected. Status: Submitted but needs to be revised. 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 the Rules, 2017 need to be submitted. Status: The promoter stated that there is no litigation in the above project and submitted the details of litigations with respect to other real estate projects of the promoter. 4. Approved Service plan and estimates needs to be submitted. If applied than copy of same needs to be submitted. Status: Applied on 26.06.2026, copy of receipt attached. 5. Powerline Shifting NOC needs to be submitted. Status: An undertaking regarding the HT line has been submitted. However, Re-alignment approval is pending. 6. Details of the area (units)/ revenue allotted to the land owners as per the collaboration agreement duly signed by all the parties needs to be submitted. Status: Submitted but not signed by the parties. 7. Approval NOC's from various agencies for connecting external services like road needs to be submitted. Status: Applied on 01.07.2026. Approval is pending. 8. Draft Application form needs to be revised. Status: Submitted but needs to be revised. 9. Draft Allotment letter needs to be revised. Status: Submitted but needs to be revised. 10. Draft Builder Buyer Agreement needs to be revised. Status: Submitted but needs to be revised. 11. Draft brochure needs to be revised.



		Status: Submitted but needs to be revised. 12. Land cost needs to be clarified according to area apply for registration. Status: Submitted but needs to be clarified. 13. Project report needs to be submitted. Status: Submitted. 14. Original bank undertaking needs to be submitted. Status: Submitted but needs to be revised. 15. Board resolution for operation of bank account needs to be submitted along with KYC of the authorized person needs to be submitted. Status: Submitted. 16. Affidavit regarding no loan on project land needs to be revised. Status: Submitted. 17. Background of the promoter needs to be submitted. Status: Submitted. 18. REP II needs to be revised. Status: Submitted but needs to be revised.
33.	Remarks	1. The annexures in the online application are not uploaded as well as 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 the Rules, 2017 need to be submitted. Status: The promoter stated that there is no litigation in the above project and submitted the details of litigations with respect to other real estate projects of the promoter. 4. Approved Service plan and estimates need to be submitted. If applied than copy of same needs to be submitted. Status: Applied on 26.06.2026, copy of receipt attached. 5. Powerline Shifting NOC needs to be submitted. Status: An undertaking regarding the HT line has been submitted. However, Re-alignment approval is pending. 6. Details of the area (units)/ revenue allotted to the land owners as per the collaboration agreement duly signed by all the parties needs to be submitted. Status: Submitted but not signed by the parties. 7. Approval NOC's from various agencies for connecting external services like road needs to be submitted.



		Status: Applied on 01.07.2026. Approval is pending.
		8. Draft Application form needs to be revised.
		9. Draft Allotment letter needs to be revised.
		10. Draft Builder Buyer Agreement needs to be revised.
		11. Draft brochure needs to be revised.
		12. Land cost needs to be clarified according to area apply for registration.
		Status: Submitted but needs to be clarified.
		13. Original bank undertaking needs to be revised.
		14. REP II needs to be revised.

Recommendations:

The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except correction in A to H, corrections in online DPI, Approved Service plan, Powerline Shifting NOC, Road access permission and the documents mentioned above.

The promoter shall submit a BG's/DD amounting to Rs. 25 lakhs as a security amount for submission of Approved Service plan and Estimates within 6 months from the grant of registration certificate.

It is recommended that the Authority may consider the grant of registration certificate subject to the submission of above.

Asha
Chartered Accountant

Ashish Kush
Planning Executive

Day and Date of hearing

Monday and 13.07.2026

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 13.07.2026.

Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

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

The Landowners Sh. Ishwar Singh, Sh. Shribhagwan, Sh. Rajkumar and Authorized representative of M/s Gurgaon One Reality Pvt. Ltd. are present.

The landowners' present in person states that they are well versed with the allocation of the plots of their share as submitted by the promoter in the Authority.

The Authorized Representative of the promoter submits that an application dated 25.05.2026 has been submitted in the Authority seeking registration of the project namely "Privana Enclave". The license no 219 of 2023 dated 25.10.2023 valid upto 24.10.2028 was issued by DTCP in favour of M/s DLF Limited and others in collaboration with M/s DLF Limited for the development of residential colony under NILP over an area admeasuring 116.2962 acres. Further, the phasing plan has been approved and the project is to be developed in 10 phases.

Now, the promoter has applied for registration of Phase VII under Section 4 of the Act, 2016 for a residential plotted colony having an area admeasuring 4.662 acres.

The AR further submits that presently, Approved service plans and estimates, Road access permission and Re-alignment of Powerline have not yet been obtained as on date. Further, the AR of the promoter undertakes to obtain and submit:

- i. Approved Service Plans and Estimates within 6 months from the date of grant of registration Certificate.
- ii. Road access permission within 6 months from the date of grant of registration Certificate.
- iii. Power line Shifting NOC after the re-alignment of powerline.

Further, he undertakes to submit a Demand Draft/Bank Guarantee amounting to Rs. 25 lakhs as a security deposit for timely compliance with the above requirement at point (i). It is also expressly undertaken that in the event of failure to obtain and submit the aforesaid approval within the stipulated time frames, the security amount 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 a Demand Draft/Bank Guarantee, amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only), in favour of the Authority, as security amount for timely submission of the following approvals:

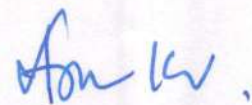
- a. Approved Service Plans and Estimates: within 6 months from the date of grant of registration Certificate

In the event of non-submission of any of the above approval within the prescribed time frames, the security amount 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.

The Authority further observed that three plots no **SR/05 to SR/07** to be kept on **hold till HT Line is re-aligned** as per the approved layout plan. A condition to the same shall be incorporated in the Registration Certificate. The AR of the promoter is further directed to submit the road access permission within 6 months from the date of grant of registration Certificate and Powerline Shifting NOC after the Re-alignment of powerline.

Approved as proposed subject to rectification of deficiencies mentioned above at S. No 33.

The registration Certificate shall be issued after submission of remaining deficiencies mentioned at S. No 33 including correction in A-H form, Online DPI and submission of a BG/DD of Rs. 25 lakhs for submission of Approved Service plan and Estimates within the timeframe mentioned above.



(Arun Kumar)
Chairman, HARERA

