

Project hearing brief

S.No	Particulars	Details	
1.	Name of the project	India Rashtra	
2.	Name of the promoter	M/s Next Generation Projects Pvt. Ltd.	
3.	Nature of the project	Integrated Residential Colony	
4.	Location of the project	Sector- 88A, Gurugram	
5.	Legal capacity to act as a promoter	License holder	
6.	Status of project	New	
7.	Whether registration applied for whole/Phase	Phase	
8.	Phase no. (If applicable)	1	
9.	Online application ID	RERA-GRG-PROJ-1174-2022	
10.	License no.	144 of 2022 dated 27.09.2022	Valid upto 26.09.2027
11.	Total licensed area	10.0188	Area to be registered 6.9707
12.	Project completion date as declared u/s 4(2)(I)(C)	30.11.2026	
13.	QPR Compliance (If applicable)	N/A	
14.	4(2)(I)(D) Compliance (If applicable)	N/A	
15.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	26.09.2027
	ii)	Zoning Plan Approval	Applied
	iii)	Layout plan Approval	N/A
	iv)	Environmental Clearance	N/A
	v)	Service plan and estimate approval	Applied on 06.10.2022
17.	Fee Details		

	A) Registration fee for plotted area (Residential)	$(6.5699 \times 4046.86 \times 10) = \text{Rs. } 2,65,875/-$
	B) Plotted area (Commercial)	$(0.4008 \times 4046.86 \times 20) = \text{Rs. } 32,440/-$
	C) Processing Fee	$6.9707 \times 4046.86 \times 10 = \text{Rs. } 2,82,095 /-$
	Total Fee (A+B+C)	Rs. 5,80,410 /-
18.	DD amount	Rs. 4,00,000/- Rs. 1,80,410
	DD no. and date	515055 dated 28.09.2022 500116 dated 10.10.2022
	Name of the bank issuing	ICICI Bank
16.	File Status	Date
	File received on	29.09.2022
	First notice Sent on	07.09.2022
	Reply submitted	10.10.2022
	First hearing on	17.10.2022
13.	Status of Documents	<ol style="list-style-type: none"> 1. Deficit Fee – Rs. 1,80,410/- Status: Submitted 2. Online DPI needs to be corrected. Status: Not Submitted 3. Approved demarcation plan needs to be uploaded. Status: Not Submitted 4. Approved zoning plan needs to be uploaded. Status: Not Submitted 5. Approved service plans and estimates need to be uploaded. Status: Not Submitted 6. Approved layout plan with phasing needs to be submitted. Status: Not Submitted 7. Copy of superimposed demarcation plan on approved layout plan needs to be uploaded. Status: Not Submitted 8. Cash flow statement of the proposed project needs to be uploaded. Status: Submitted, but needs to be uploaded 9. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each. Status: Not Submitted

	<p>10. The fact that project land licensed and bonded for setting up of a colony has been informed to the revenue department for entry in the record of ownership needs to be revised. Status: Submitted</p> <p>11. Copy of approved Service plans and estimates needs to be submitted. Status: Not Submitted</p> <p>12. Electrical load availability connection needs to be submitted. Status: Not Submitted</p> <p>13. Demarcation plan on A1 size sheet (laminated) needs to be submitted. Status: Not Submitted</p> <p>14. Zoning plan on A1 size sheet (laminated) needs to be submitted. Status: Not Submitted</p> <p>15. Plans for Electricity supply, Solid waste management, street light and Landscape needs to be submitted. Status: Not Submitted</p> <p>16. PERT chart needs to be submitted. Status: Needs to be revised</p> <p>17. Revised builder buyer agreement, allotment letter and conveyance deed need to be submitted in prescribed format. Status: Not Submitted</p> <p>18. Draft Brochure for the project needs to be submitted. Status: Not Submitted</p> <p>19. Draft Advertisement document needs to be submitted. Status: Not Submitted</p> <p>20. CA certificate for non-default in payment needs to Be revised. Status: Submitted</p> <p>21. Quarterly schedule of estimated expenditure needs to be provided. Status: Submitted but not uploaded</p> <p>22. REP -II needs to be uploaded in DPI. Status: Submitted</p> <p>23. Land cost certificate needs to be provided. Status: Not Submitted</p> <p>24. CA certificate for cost incurred needs to be revised. Status: Submitted</p>
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14.	Deficit Documents	<p>25. Legal and Professional expenses needs to be clarified. Status: Clarified but hardcopy not submitted.</p>
		<ol style="list-style-type: none"> 1. Online DPI needs to be corrected. 2. Approved demarcation plan needs to be uploaded. 3. Approved zoning plan needs to be uploaded. 4. Approved service plans and estimates need to be uploaded. 5. Approved layout plan with phasing needs to be submitted. 6. Copy of superimposed demarcation plan on approved layout plan needs to be uploaded. 7. Cash flow statement of the proposed project needs to be uploaded. 8. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each. 9. Copy of approved Service plans and estimates needs to be submitted. 10. Electrical load availability connection needs to be submitted. 11. Demarcation plan on A1 size sheet (laminated) needs to be submitted.p 12. Zoning plan on A1 size sheet (laminated) needs to be submitted. 13. Plans for Electricity supply, Solid waste management, street light and Landscape needs to be submitted. 14. PERT chart needs to be submitted. 15. Revised builder buyer agreement, allotment letter and conveyance deed need to be submitted in prescribed format. 16. Draft Brochure for the project needs to be submitted. 17. Draft Advertisement document needs to be submitted. 18. Quarterly schedule of estimated expenditure needs to be provided. 19. Land cost certificate needs to be provided. 20. Legal and Professional expenses needs to be clarified.

Case History: -


The promoter M/s Next Generation Projects Pvt. Ltd. who is a license holder applied for the registration of real estate project namely "India Rashtra" Sector- 88A, Gurugram, under section 4 of Real Estate (Regulation and Development), Act 2016 vide 18779/41786 dated 29.09.2022 and RPIN-519. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1174-2022. The project area for registration is same as that of the licensed area i.e., 10.0188 acres. License no - 144 of 2022 dated 27.09.2022. The application for



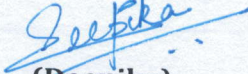
HARERA
GURUGRAM

The Golden City
RERA-GRG-PROJ-1168-2022

registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/519 dated 29.09.2022 was issued to the promoter with an opportunity of being heard on **17.10.2022**.


(Asha)

Chartered Accountant


(Deepika)

Planning Executive

Day and Date of hearing

Monday and 17.10.2022

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

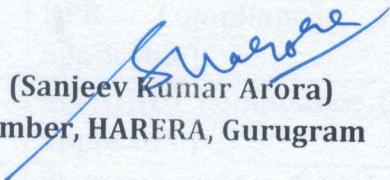
Proceedings dated: 17.10.2022

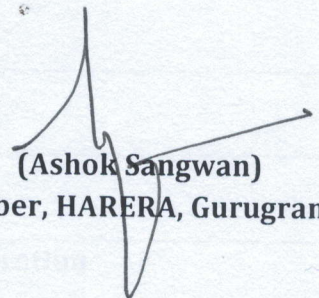
Ms. Deepika, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.


Sh. Dhiraj Goyal (AS), Sh. Charanjeet Monga (AS) and Sh. Sandeep Yadav (AR) are present on behalf of the promoter.


Deficiencies have already been communicated. Promoter is advised to rectify the deficiencies and submit deficient documents, as detailed above. The promoter is advised either to get the phasing approved from the DTCP or apply for the whole licensed area.

The matter to come up on 14.11.2022


(Sanjeev Kumar Arora)
Member, HARERA, Gurugram


(Ashok Sangwan)
Member, HARERA, Gurugram


(Vijay Kumar Goyal)
Member, HARERA, Gurugram


(Dr. K.K. Khandelwal)
Chairman, HARERA, Gurugram

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 (रिनियमन और विकास) अधिनियम, 2016 की धारा 20 के अर्तगत नदित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्याक 16