

# HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana नय

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईस, गुरुग्राम, हरियाणा

#### Project- India Rashtra Temp ID- RERA-GRG-PROJ-1174-2022

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, G	urugram	Contraction and Co
5.	Legal capacity to act as a promoter		License holder	And EURIDE data And EURIDE data	Name of the bank is
6.	Status of project		New		
7.	Whether registration applied for whole/Phase		Phase	2202.00.09	Elle recorde de
8.	Phase no. (If applicable)		1 and a second s		
9.	Online application ID		RERA-GRG-PROJ-1174-2022		
10.	License no.		144 of 2022 da	ated 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)(l)(C)		30.11.2026	1411,8022	e entiritati algesti alg
13.	QPR appli	Compliance (If cable)	N/A	alas	
14.		l)(D) Compliance (If cable)	N/A	HIRK.	
15.	Statutory approvals either applied for or obtained prior to registration				
	S.No	Particulars	Date of approval		Validity up to
	i)	License Approval	27.09.2022		26.09.2027
	ii)	Zoning Plan Approval	Not Provided		Applied
	iii) Layout plan Approval		8625 dated 29.09.2022 N/A		N/A
	iv) Environmental Clearance		N/A N/A		
-	v) Service plan and estimate approval		Applied on 06	.10.2022	•

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-रांपदा (विनियमन और विकास) अधिनियम, 2016की धारा 20के अर्तगत गठित प्राधिकरण



## Project- India Rashtra Temp ID- RERA-GRG-PROJ-1174-2022

	A) Registration fee for plotted area (Residential)	(6.5699x 4046.86 x 10)= Rs. 2,65,875/-		
	B) Plotted area (Commercial)	(0.4008 x 4046.86 x 20)= Rs. 32,440/-		
	C) Processing Fee	6.9707 x 4046.86 x 10= 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		
	And the second second	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		
	Hearing on	14.11.2022		
	Reply submitted	14.11.2022 e		
13.	Status of Documents	1. Online DPI needs to be corrected.		
		Status: Submitted but needs to be revised.		
		2. Approved demarcation plan needs to be uploaded. Status: Not Submitted.		
		3. Approved zoning plan needs to be uploaded.		
	a to exploration 5	Status: Not Submitted.		
	and the second	<ol> <li>Approved service plans and estimates need to be uploaded Status: Applied receipt not Submitted.</li> </ol>		
	20000000	<ol> <li>Approved layout plan with phasing needs to be submitted.</li> </ol>		
		Status: Not Applicable as promoter applied for whole		
	BellunA.	project now, earlier it was in phase.		
		6. Copy of superimposed demarcation plan on approved		
		layout plan needs to be uploaded.		
		Status: Not Submitted.		
	AM	<ol> <li>Cash flow statement of the proposed project needs to be uploaded.</li> </ol>		
		Status: Submitted, but needs to be uploaded.		
1		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.		

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

	<ul> <li>Status: Not Submitted.</li> <li>9. Copy of approved Service plans and estimates needs to be submitted.</li> </ul>
the of size lies than 5 nile each	Status: Applied copy submitted but pending for approval.
a or a nucleon optic has easily easily	10. Electrical load availability connection needs to be submitted.
e of short wortherdos gaude	Status: Applied, pending for approval.
i ut shate (beterlinet) needs to h	11. Demarcation plan on A1 size sheet (laminated) needs to be submitted.
and a summary of starts film? when	Status: Submitted (To be uploaded on the website)
ballindin in a ball	12. Zoning plan on A1 size sheet (laminated) needs to be submitted.
and a second allottent letter and	Status: Applied.
	13. Plans for Electricity supply, Solid waste management, stree light and Landscape needs to be submitted. Status: Not Submitted.
and a straight of a substitution	14. PERT chart needs to be submitted.
the ments are as a short and the	Status: Needs to be revised.
d of a set southing the bolt mites bolt of the set of the set set set of the	15. Revised builder buyer agreement, allotment letter and conveyance deed need to be submitted in prescribed format.
	Status: Not Submitted
ountries without for the real strated	16. Draft Brochure for the project needs to be submitted. Status: Not Submitted
ann, nadar section s of held Sarat ann a The X VIII held Still 2005	17. Draft Advertisement document needs to be submitted. Status: Not Submitted
nto as ence a color deferrier en estate en pois plines esta concerna de lore	18. Quarterly schedule of estimated expenditure needs to b provided.
	Status: Submitted but not uploaded
no. HAREA/GOM/REMISSIO date	19. Land cost certificate needs to be provided. Status: Submitted
	20. Legal and Professional expenses need to be clarified.
nterent Anteorongeet brighted a root th	Status: Clarified but hardcopy not submitted.
14. Deficit Documents	1. Online DPI needs to be corrected.
bounting Cartes Promotive is advise	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
	<ol> <li>Copy of superimposed demarcation plan on approved layout plan needs to be uploaded.</li> </ol>

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भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16

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#### Project- India Rashtra Temp ID- RERA-GRG-PROJ-1174-2022

	6. Cash flow statement of the proposed project needs to be uploaded.
n a part and terminal	<ul> <li>Online corrections in REP-I (Part A-H) needs to be done.</li> <li>Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each.</li> </ul>
•	8. Copy of approved Service plans and estimates needs to be submitted.
den en porte de la companya de la co	9. Electrical load availability connection needs to be submitted.
	10. Zoning plan on A1 size sheet (laminated) needs to be submitted.
ter steve (behaving) been a	<ul> <li>11. Plans for Electricity supply, Solid waste management, street light and Landscape needs to be submitted.</li> <li>12. PERT chart needs to be submitted.</li> </ul>
	13. Revised builder buyer agreement, allotment letter and conveyance deed need to be submitted in prescribed format.
Contraction of the second	14. Draft Brochure for the project needs to be submitted.
	15. Draft Advertisement document needs to be submitted.
and the second second	16. Quarterly schedule of estimated expenditure needs to be provided.
	17. 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 registration was scrutinized and 1<sup>st</sup> 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**.

**On 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.

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(Deepika) **Planning Executive** 

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

The promoter has submitted a reply on 14.11.2022 which is scrutinized and the remaining deficiencies are mentioned above.

The matter to come up on 14.11.2022.

**Chartered Accountant** 

Monday and 14.11.2022

Day and Date of hearing Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 14.11.2022

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

Sh. Dheeraj Goyal and Sh. Sandeep Yadav are present on behalf of the promoter.

The authority considered the application for registration of above-mentioned real estate project u/s 4 of the Act of 2016. The promoter is required to enclose the requisite documents as provided in section 4(2) of the Act of 2016 and the rules and regulations made thereunder. The deficiencies have already been communicated as detailed above.

The matter to come up on 16.11.2022.

(Sanjeev Kumar Arora) Member, HARERA, Gurugram

(Vijay Kumar Goval) Member, HARERA, Gurugram

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(Ashok Sangwan) Member, HARERA, Gurugram

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

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