

**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	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
	iv)	Environmental Clearance	N/A	N/A
	v)	Service plan and estimate approval	Applied on 06.10.2022	
17.	Fee Details			



	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 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
13.	Status of Documents	<ol style="list-style-type: none"> <li>Online DPI needs to be corrected. <b>Status: Submitted but needs to be revised.</b></li> <li>Approved demarcation plan needs to be uploaded. <b>Status: Not Submitted.</b></li> <li>Approved zoning plan needs to be uploaded. <b>Status: Not Submitted.</b></li> <li>Approved service plans and estimates need to be uploaded. <b>Status: Applied receipt not Submitted.</b></li> <li>Approved layout plan with phasing needs to be submitted. <b>Status: Not Applicable as promoter applied for whole project now, earlier it was in phase.</b></li> <li>Copy of superimposed demarcation plan on approved layout plan needs to be uploaded. <b>Status: Not Submitted.</b></li> <li>Cash flow statement of the proposed project needs to be uploaded. <b>Status: Submitted, but needs to be uploaded.</b></li> <li>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.</li> </ol>



		<p><b>Status: Not Submitted.</b></p> <p>9. Copy of approved Service plans and estimates needs to be submitted.  <b>Status: Applied copy submitted but pending for approval.</b></p> <p>10. Electrical load availability connection needs to be submitted.  <b>Status: Applied, pending for approval.</b></p> <p>11. Demarcation plan on A1 size sheet (laminated) needs to be submitted.  <b>Status: Submitted (To be uploaded on the website)</b></p> <p>12. Zoning plan on A1 size sheet (laminated) needs to be submitted.  <b>Status: Applied.</b></p> <p>13. Plans for Electricity supply, Solid waste management, street light and Landscape needs to be submitted.  <b>Status: Not Submitted.</b></p> <p>14. PERT chart needs to be submitted.  <b>Status: Needs to be revised.</b></p> <p>15. Revised builder buyer agreement, allotment letter and conveyance deed need to be submitted in prescribed format.  <b>Status: Not Submitted</b></p> <p>16. Draft Brochure for the project needs to be submitted.  <b>Status: Not Submitted</b></p> <p>17. Draft Advertisement document needs to be submitted.  <b>Status: Not Submitted</b></p> <p>18. Quarterly schedule of estimated expenditure needs to be provided.  <b>Status: Submitted but not uploaded</b></p> <p>19. Land cost certificate needs to be provided.  <b>Status: Submitted</b></p> <p>20. Legal and Professional expenses need to be clarified.  <b>Status: Clarified but hardcopy not submitted.</b></p>
14.	<b>Deficit Documents</b>	<p>1. Online DPI needs to be corrected.</p> <p>2. Approved demarcation plan needs to be uploaded.</p> <p>3. Approved zoning plan needs to be uploaded.</p> <p>4. Approved service plans and estimates need to be uploaded.</p> <p>5. Copy of superimposed demarcation plan on approved layout plan needs to be uploaded.</p>



	<ol style="list-style-type: none"> <li>6. Cash flow statement of the proposed project needs to be uploaded.</li> <li>7. 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.</li> <li>8. Copy of approved Service plans and estimates needs to be submitted.</li> <li>9. Electrical load availability connection needs to be submitted.</li> <li>10. Zoning plan on A1 size sheet (laminated) needs to be submitted.</li> <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> <li>13. Revised builder buyer agreement, allotment letter and conveyance deed need to be submitted in prescribed format.</li> <li>14. Draft Brochure for the project needs to be submitted.</li> <li>15. Draft Advertisement document needs to be submitted.</li> <li>16. Quarterly schedule of estimated expenditure needs to be provided.</li> <li>17. Legal and Professional expenses needs to be clarified.</li> </ol>
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**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.





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.

*Asha*  
*14/11/22*  
(Asha)

Chartered Accountant

(Deepika)  
Planning Executive

Day and Date of hearing

Monday and 14.11.2022

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*  
(Sanjeev Kumar Arora)

Member, HARERA, Gurugram

*V.I - 3*  
(Vijay Kumar Goyal)

Member, HARERA, Gurugram

*Ashok Sangwan*  
(Ashok Sangwan)

Member, HARERA, Gurugram

*Dr. K.K. Khandelwal*

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