

Hearing brief for project registration u/s 4

S.No.	Particulars	Details	
1.	Name of the project	Whiteland Arena 76	
2.	Name of the promoter	M/s Whiteland Corporation Pvt. Ltd.	
3.	Nature of the project	Commercial (Distinct Commercial Component of DDJAY Plotted Colony)	
4.	Location of the project	Sector- 76, Gurugram	
5.	Legal capacity to act as a promoter	License Holder	
6.	Name of license holder	M/s Whiteland Corporation Pvt. Ltd.	
7.	Status of project	New	
8.	Whether registration applied for whole	Whole Project	
9.	Phase no. (if applicable)	N/A	
10.	Online application ID	RERA-GRG-PROJ-1187-2022	
11.	License no.	93 of 2022 dated 12.07.2022	valid upto 11.07.2027
12.	Total licensed area	7.31875 acres	Area to be registered 0.293 acres
13.	Completion date declared u/s 4(2)(I)(C)	31.12.2026	
14.	QPR compliances (if applicable)	N/A	
15.	4(2)(I)(D) compliances (if applicable)	N/A	
16.	RC conditions	Pending	
17.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity upto
	i)	License Approval	93 of 2022 dated 12.07.2022 11.07.2027
	ii)	Zoning Plan Approval	ZP-1616/AD(RA)/2022/23159 dated 05.08.2022 N/A
	iii)	Building Approval plan	Not submitted
	iv)	Environmental Clearance	Not submitted
	v)	Airport height clearance	Not submitted
	vi)	Fire scheme approval	Not submitted
	vii)	Service plan and estimate approval	Not submitted
18.	File Status	Date	
	File received on	28.10.2022	



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Project - Whiteland Arena 76
RERA-GRG-1187-2022

	First notice Sent on	07.11.2022
	First hearing on	14.11.2022
13.	Status of Documents	<ol style="list-style-type: none">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. Status: Not submitted.2. Online DPI needs to be corrected. Status: Not submitted.3. Registration and processing fee will be calculated after submission of Building Plans and if the fee comes out to be deficit than the same shall be paid. Status: Not submitted.4. Approved building plans (BR-III and all plans) needs to be submitted. Status: Not submitted.5. Environment clearance needs to be submitted. Status: Not submitted.6. Fire Scheme approval needs to be submitted. Status: Not submitted.7. AAI approval needs to be submitted. Status: Not submitted.8. Approved Service plans and estimates of DDJAY plotted colony needs to be submitted. Status: Not submitted.9. Electrical load availability connection needs to be submitted. Status: Not submitted.10. Mutation, Jamabandi, Ak-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Not submitted.11. Project report needs to be revised. Status: Not submitted.12. Land title search report needs to be submitted. Status: Not submitted.13. Non-encumbrance certificate needs to be revised. Status: Not submitted.14. Natural conservation zone NOC needs to be submitted. Status: Not submitted.15. Tree cutting permission needs to be submitted. Status: Not submitted.16. Forest land diversion NOC needs to be submitted. Status: Not submitted.17. Power Line shifting NOC needs to be submitted. Status: Not submitted.18. HUDA construction water NOC needs to be submitted. Status: Not submitted.19. Mining permission needs to be submitted. Status: Not submitted.20. Approved demarcation plan needs to be submitted.

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

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



	<p>Status: Not submitted.</p> <p>21. Demarcation plan superimposed on the approved Layout plan showing khasra no. needs to be submitted. Status: Not submitted.</p> <p>22. PERT chart needs to be revised. Status: Not submitted.</p> <p>23. Draft Allotment letter needs to be revised. Status: Not submitted.</p> <p>24. Draft BBA needs to be revised. Status: Not submitted.</p> <p>25. Draft Conveyance deed needs to be submitted. Status: Not submitted.</p> <p>26. Draft Brochure needs to be submitted. Status: Not submitted.</p> <p>27. Cost of the land needs to be clarified according to the area applied for the registration. Status: Not submitted.</p> <p>28. Financial resources of the project need to be clarified. Status: Not submitted.</p> <p>29. Quarterly schedule of estimated expenditure needs to be Provided. Status: Not submitted.</p> <p>30. Cash flow statement in REP -1 (A to H) need to be provided. Status: Not submitted.</p> <p>31. REP -II needs to be upload in online DPI. Status: Not submitted.</p>
Deficit Documents	<ol style="list-style-type: none">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. Registration and processing fee will be calculated after submission of Building Plans and if the fee comes out to be deficit than the same shall be paid.4. Approved building plans (BR-III and all plans) needs to be submitted.5. Environment clearance needs to be submitted.6. Fire Scheme approval needs to be submitted.7. AAI approval needs to be submitted.8. Approved Service plans and estimates of DDJAY plotted colony needs to be submitted.9. Electrical load availability connection needs to be submitted.10. Mutation, Jamabandi, Ak-shajra duly certified by revenue officer six months prior to date of application needs to be submitted.11. Project report needs to be revised.12. Land title search report needs to be submitted.13. Non-encumbrance certificate needs to be revised.14. Natural conservation zone NOC needs to be submitted.15. Tree cutting permission needs to be submitted.16. Forest land diversion NOC needs to be submitted.

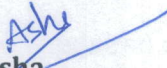


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Case History:

The Promoter M/s Whiteland Corporation Pvt. Ltd. who is a license holder applied for the registration of real estate commercial colony (Distinct Commercial Component of DDJAY Plotted Colony) namely "Whiteland Arena 76" located at Sector-76, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 43297 dated 28.10.2022 and RPIN-525. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1187-2022. The project area for registration is 0.293 acres commercial part of that of the licensed area i.e., 7.31875 acres vide License no -93 of 2022 dated 12.07.2022. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/525 dated 10.11.2022 was issued to the promoter with an opportunity of being heard on 14.11.2022.

The promoter did not submit any reply.


Asha

Chartered Accountant


Sumeet

Engineer 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

Sh. Sumeet, Engineer Executive and Ms. Asha Chartered Accountant briefed about the facts of the case.

None is 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.

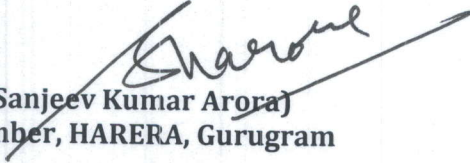


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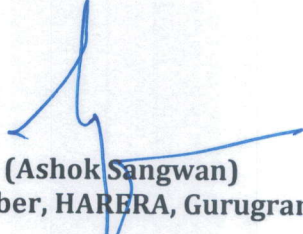
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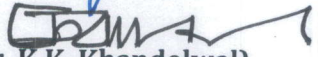
The promoter is advised to rectify the deficiencies within 15 days otherwise the Authority may proceed to initiate proceedings to reject the application u/s 5(1)(b) of Act of 2016 read with rule 5 of the Haryana Rules, 2017 for the reason regarding deficiencies in the application and non-submission of requisite documents.

The matter to come up on 28.11.2022.


(Sanjeev Kumar Arora)
Member, HARERA, Gurugram


(Vijay Kumar Goyal)
Member, HARERA, Gurugram


(Ashok Sangwan)
Member, HARERA, Gurugram


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

