

**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	<b>Area to be registered</b> 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.	Compliance status of RC conditions of earlier registration	Complied		
17.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	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 plan Approval	Memo no. 7784 dated 06.12.2022	05.12.2024
	iv)	Environmental Clearance	SEIAA/HR/2022/252 dated 28.11.2022	27.11.2032
	v)	Airport height clearance	N/A	
	vi)	Fire scheme approval	N/A	
	vii)	Service plan and estimate approval	Memo no. LC-4787/JE(DS)/2022/31689 dated 18.10.2022	
18.	Fee details			





	Registration fee	1778.59 * 1.5* 20 = Rs 53,358/-.
	Processing fee	1778.59* 10 = Rs 17,786/-
	Late fee	N/A
	Total	Rs. 71,144/-
	<b>DD Details</b>	
	DD amount	Rs. 53,359/-
	DD no. and date	519233 dated 04.10.2022
	Name of the bank issuing	Karnataka Bank Limited
	RTGS	CMS/001080127510 amounting Rs. 17,790/- dated 29.10.2022.
	Deficient amount	Nil
<b>19.</b>	<b>File Status</b>	<b>Date</b>
	File received on	28.10.2022
	First notice Sent on	07.11.2022
	First hearing on	14.11.2022
	Second hearing on	28.11.2022
	Third hearing on	12.12.2022
	Fourth hearing on	13.12.2022
<b>20.</b>	<b>Case History:</b>	
	<p>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.</p> <p><b>Proceeding dated 14.11.2022</b></p> <p>On 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.</p> <p>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.</p> <p>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</p>	





	<p>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.</p> <p><b>Proceeding dated 28.11.2022</b></p> <p>On 28.11.2022, the AR of the promoter was directed to submit the deficit documents and the matter was adjourned to 12.12.2022.</p> <p>The promoter submitted the reply on 07.12.2022 and 12.12.2022 which are scrutinized and the status of documents is mentioned below.</p> <p><b>Proceeding dated 12.12.2022</b></p> <p>On 12.12.2022, the matter was adjourned and fixed for 13.12.2022.</p>	
21.	<p><b>Present compliance status as on 13.12.2022 of deficient documents as observed on last hearing i.e., 28.11.2022 (On 12.12.2022 matter was adjourned to 13.12.2022)</b></p>	<ol style="list-style-type: none"><li>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. <b>Status: Corrections done and hard copies needs to be submitted.</b></li><li>2. Online DPI needs to be corrected. <b>Status: Corrections done and hard copies needs to be submitted.</b></li><li>3. Registration and processing fee will be calculated after submission of Building Plans and if the fee comes out to be deficit then the same shall be paid. <b>Status: Building plans submitted and the fee is fully paid.</b></li><li>4. Approved building plans (BR-III and all plans) needs to be submitted. <b>Status: Submitted.</b></li><li>5. Environment clearance needs to be submitted. <b>Status: Submitted.</b></li><li>6. Fire Scheme approval needs to be submitted. <b>Status: Height of the building is below 15 m. Hence, Fire Scheme approval is not applicable.</b></li><li>7. AAI approval needs to be submitted. <b>Status: Height of the building is below 15 m. Hence, AAI approval is not applicable.</b></li><li>8. Approved Service plans and estimates of DDJAY plotted colony needs to be submitted. <b>Status: Submitted.</b></li><li>9. Electrical load availability connection needs to be submitted. <b>Status: Submitted.</b></li><li>10. Mutation, Jamabandi, Ak-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. <b>Status: Submitted.</b></li><li>11. Project report needs to be revised.</li></ol>





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

	<p><b>Status: Submitted.</b></p> <p>12. Land title search report needs to be submitted. <b>Status: Submitted.</b></p> <p>13. Non-encumbrance certificate needs to be revised. <b>Status: Submitted.</b></p> <p>14. Natural conservation zone NOC needs to be submitted. <b>Status: N/A.</b></p> <p>15. Tree cutting permission needs to be submitted. <b>Status: Affidavit for N/A submitted.</b></p> <p>16. Forest land diversion NOC needs to be submitted. <b>Status: Affidavit for N/A submitted.</b></p> <p>17. Power Line shifting NOC needs to be submitted. <b>Status: Affidavit for N/A submitted.</b></p> <p>18. HUDA construction water NOC needs to be submitted. <b>Status: Submitted.</b></p> <p>19. Mining permission needs to be submitted. Status: Not submitted.</p> <p>20. Approved demarcation plan needs to be submitted. <b>Status: Submitted.</b></p> <p>21. Demarcation plan superimposed on the approved Layout plan showing khasra no. needs to be submitted. <b>Status: Submitted.</b></p> <p>22. PERT chart needs to be revised. <b>Status: Submitted.</b></p> <p>23. Draft Allotment letter needs to be revised. <b>Status: Submitted.</b></p> <p>24. Draft BBA needs to be revised. <b>Status: Submitted.</b></p> <p>25. Draft Conveyance deed needs to be submitted. <b>Status: Submitted.</b></p> <p>26. Draft Brochure needs to be submitted. <b>Status: Submitted.</b></p> <p>27. Cost of the land needs to be clarified according to the area applied for the registration. <b>Status: Submitted.</b></p> <p>28. Financial resources of the project need to be clarified. <b>Status: Submitted.</b></p> <p>29. Quarterly schedule of estimated expenditure needs to be Provided. <b>Status: Submitted.</b></p> <p>30. Cash flow statement in REP -1 (A to H) needs to be provided. <b>Status: Submitted.</b></p> <p>31. REP -II needs to be uploaded in online DPI. <b>Status: Submitted.</b></p>
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**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 को धारा 20 के अंतर्गत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



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

<b>Remarks</b>	<ol style="list-style-type: none"><li>1. Online corrections in the DPI made and Hard copies of corrected online DPI and REP-I (part A-H) be submitted. - The promoter may be directed to submit the bound hard copy of DPI and REP-1 within a week.</li><li>2. Mining permission needs to be submitted - The promoter shall obtain the mining permission before the start of construction and shall submit the same within 3 months.</li></ol>
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**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 mining permission. The promoter shall obtain the mining permission before the start of construction and shall submit the same within 3 months.

It is recommended that the Authority may consider for grant of registration.

  
Asha

Chartered Accountant

  
Sumeet

Engineer Executive

<b>Day and Date of hearing</b>	Tuesday and 13.12.2022
<b>Proceeding recorded by</b>	Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated: 13.12.2022


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

Sh. Sumit Chaudhary (AR), Sh. Rachit Vohra (AR) and Sh. Krishan Kumar (AR) are present on behalf of the promoter.

Approved as proposed.

  
(Sanjeev Kumar Arora)  
Member, HARERA, Gurugram

  
(Vijay Kumar Goyal)  
Member, HARERA, Gurugram

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





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