



**Project hearing brief for registration u/s 4**

S.No.	Particulars	Details		
1.	Name of the project	The Aspen		
2.	Name of the promoter	M/s Whiteland Corporation Pvt. Ltd.		
3.	Nature of the project	Group Housing colony		
4.	Location of the project	Sector 76. Gurugram		
5.	Legal capacity to act as a promoter	License Holder		
6.	Name of the license holder	M/s Whiteland Corporation Pvt. Ltd.		
7.	Name of the collaborator	N/A		
8.	Status of project	New		
9.	Whether registration applied for whole/ phase	Whole		
	Phase no.	N/A		
10.	Online application ID	RERA-GRG-1246-2022		
11.	License no.	91 of 2022 dated 12.07.2022	Valid till 11.07.2027	
		92 of 2022 dated 12.07.2022	Valid till 11.07.2027	
12.	Total licensed area	11.96 Acres	Area to be Registered 11.96 Acres	
13.	Projected completion date	OC - 30.09.2030 CC - 31.12.2030		
14.	QPR Compliances (if applicable)	N/A		
15.	4(2)(I)(D) Compliances (if applicable)	N/A		
16.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	91 of 2022 dated 12.07.2022	11.07.2027
			92 of 2022 dated 12.07.2022	11.07.2027
	ii)	Zoning Plan Approval	ZP-1607/AD(NK)/2022/22517 dated 29.07.2022	-
	iii)	Building plan Approval	ZP-1607/JD(RA)/2023/1179 dated 12.01.2023	
	iv)	Environmental Clearance	Not Submitted.	
	v)	Airport height clearance	Not Submitted.	
	vi)	Fire scheme approval	Not Submitted.	
vii)	Service plan and estimate approval	Applied on 04.01.2023.		



<b>17.</b>	<b>Fee Details</b>	
	<b>Registration Fee</b>	<b>NON -TOD</b> Resi- 46,197.1*1.87*10 = Rs 8,63,885/- Comm- 139.940*0.62*20 = Rs 1735/- <b>TOD</b> 95,302.131*2.62*10 = Rs 24,96,916/- 306.684*2.62*20 = Rs 16,070/- Total - Rs 33,78,606/-
	<b>Processing Fee</b>	1,41,945.85/- * 10 = Rs 14,19,458/-
	<b>Late Fee</b>	N/A
	<b>Total Fee</b>	Rs 47,98,064/-
<b>18.</b>	<b>DD amount</b>	1. Rs 20,00,000/- 2. Rs 5,00,000/- 3. Rs 9,19,460/- 4. Rs 13,78,607/-
	<b>DD no. and date</b>	1. S8340387 dated 26.12.2022, CMS/001115928356/WHITELANDCORP2612202. 2. S8340397 dated 26.12.2022, CMS/001115928361/WHITELANDCORP2612202. 3. S52964348 dated 09.01.2023, CMS/001125548882/WHITELANDCORP0701202. 4. S52964373 dated 09.01.2023, CMS/001125548888/WHITELANDCORP0701202
	<b>Name of the bank issuing</b>	ICICI Bank
	<b>Total amount paid</b>	Rs 47,98,067/-
	<b>Deficient amount</b>	NIL
<b>19.</b>	<b>File Status</b>	<b>Date</b>
	<b>File received on</b>	26.12.2022
	<b>Deficiency conveyed on</b>	28.12.2022
	<b>First hearing on</b>	02.01.2023
	<b>Second hearing on</b>	12.01.2023
<b>20.</b>	<b>Case History:</b>	
	The Promoter M/s Whiteland Corporation Pvt. Ltd. who is a license holder applied for the registration of real estate group housing colony namely "The Aspen" located at Sector-76, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 46387 dated 26.12.2022 and RPIN-554. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1246-2022. The project area for registration is same as that of the licensed area i.e., 11.96 acres vide License no - 91 of 2022 dated 12.07.2022 and license no - 92 of 2022 dated 12.07.2022. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/554 dated 28.12.2022 was issued to the promoter with an opportunity of being heard on 02.01.2023.	



	<p><b>On 02.01.2023</b>, Sh. Ashish Kush, Planning Executive briefed about the facts of the case. Sh. Sh. Rachit Vohra (AR) and Sh. Rohit Shukla (AR) are present on behalf of the promoter. The ARs of the promoter are directed to remove the deficiencies and submit the deficit documents as detailed above. The matter is adjourned to 12.01.2023.</p> <p>The promoter submitted a reply on 06.01.2023, 11.01.2023 and 12.01.2023 which were scrutinized and the remaining deficiencies are mentioned below.</p>
<p><b>21. Present compliance status as on 12.01.2023 of deficient documents as conveyed in last hearing dated 02.01.2023.</b></p>	<ol style="list-style-type: none"> <li>1. Fee cannot be calculated as the building plans are not submitted and will be calculated after the submission of the building plans and if the fee comes out deficit than the same shall be payable. <b>Status: Submitted.</b></li> <li>2. 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: Submitted but needs to be corrected.</b></li> <li>3. Online DPI needs to be filled. <b>Status: Submitted but needs to be corrected.</b></li> <li>4. Building Plan approval needs to be submitted. <b>Status: Submitted, approved vide memo no. ZP-1607/JD(RA)/2023/1179 dated 12.01.2023.</b></li> <li>5. Environment Clearance needs to be submitted. <b>Status: Not Submitted.</b></li> <li>6. Airport height clearance needs to be submitted. <b>Status: Not Submitted.</b></li> <li>7. Fire scheme approval needs to be submitted. <b>Status: Not Submitted.</b></li> <li>8. Approved Service plan and estimates needs to be submitted. If applied, then the copy of the same needs to be submitted. <b>Status: Applied on 04.01.2023. Receipt attached.</b></li> <li>9. Electrical load availability needs to be submitted. <b>Status: Submitted. Approved vide memo no. Ch.92/Drg.-PLC dated 28.12.2022.</b></li> <li>10. Approval NOCs from the various agencies for connecting external services like roads, water supply, sewerage, storm water drainage needs to be submitted. <b>Status: Storm water approved vide memo no. GMDA/Drainage/2023/015 dated 03.01.2023, water supply approved dated 04.01.2023 and sewerage approved vide memo no. GMDA/SEW/2023/08 dated 05.01.2023 submitted. Road access pending.</b></li> <li>11. Project report needs to be submitted. <b>Status: Submitted.</b></li> <li>12. Pert Chart needs to be revised. <b>Status: Submitted.</b></li> <li>13. Layout superimposed on the demarcation plan showing khasra no. needs to be submitted. <b>Status: Not Submitted.</b></li> <li>14. Draft Allotment letter needs to be revised.</li> </ol>



		<p><b>Status: Submitted.</b></p> <p>15. Draft BBA needs to be revised. <b>Status: Submitted.</b></p> <p>16. Draft Conveyance deed needs to be revised. <b>Status: Submitted.</b></p> <p>17. Brochure needs to be submitted. <b>Status: Submitted.</b></p> <p>18. Mining permission needs to be submitted. Status: Not Submitted.</p> <p>19. REP-II needs to be submitted. <b>Status: Submitted.</b></p> <p>20. CA certificate for Expenditure to be incurred and incurred needs to be submitted. <b>Status: Submitted.</b></p> <p>21. CA certificate for cost of land needs to be submitted. <b>Status: Submitted.</b></p> <p>22. Board resolution for operation of bank account needs to be submitted. <b>Status: Submitted.</b></p> <p>23. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. <b>Status: Submitted.</b></p> <p>24. Bank undertaking needs to be submitted. <b>Status: Submitted.</b></p> <p>25. Financial resources needs to be submitted. <b>Status: Submitted.</b></p> <p>26. Quarterly schedule of estimated expenditure needs to be submitted. <b>Status: Submitted.</b></p> <p>27. Cash flow statement need to be submitted. <b>Status: Submitted.</b></p> <p>28. Miscellaneous cost needs to be submitted. <b>Status: Submitted.</b></p> <p>29. Undertaking regarding Auto credit of 10% of receipt from Separate RERA account-maintained u/s 4(2)(I)(D) needs to be submitted. <b>Status: Submitted.</b></p> <p>30. REP II needs to be fill and upload in online DPI. <b>Status: Submitted.</b></p> <p>31. KYC of project proponents needs to be submitted. <b>Status: Submitted.</b></p>
22.	Remarks	<p>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.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. Environment Clearance needs to be submitted.</p> <p>4. Airport height clearance needs to be submitted.</p> <p>5. Fire scheme approval needs to be submitted.</p>

6. Approved Service plan and estimates needs to be submitted. If applied, then the copy of the same needs to be submitted.
7. Approval NOCs from the various agencies for connecting external services like roads access needs to be submitted.
8. Layout superimposed on the demarcation plan showing khasra no. needs to be submitted.
9. Mining permission needs to be submitted.


**Recommendation:** 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 the corrections in online DPI, corrections in online (A-H) form, Environment Clearance, Airport height clearance, Fire Scheme Approval, Service plan and estimates, assurance of road access and mining permission.

The promoter shall submit the BG/ Cheques of Rs 25 Lakhs each on account of submission of Environmental Clearance, Fire Scheme Approval and Approved service plan and estimates within 3 months. The promoter shall submit the Airport height clearance within 15 days and mining permission within 6 months.

It is recommended that the Authority may consider the grant of registration subject to the submission of above.

  
**Asha**  
 Chartered Accountant

  
**Sumeet**  
 Planning Coordinator

  
**Ashish Kush**  
 Planning Executive

<b>Day and Date of hearing</b>	Thursday and 12.01.2023
<b>Proceeding recorded by</b>	Ram Niwas


**PROCEEDINGS OF THE DAY**

Proceedings dated: 12.01.2023.


Sh. Ashish Kush, Planning Executive briefed about the facts of the case.

Sh. Rachit Vohra (AR), Sh. Rohit Shukla (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



