

**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	Whole	
8.	Phase no. (If applicable)	N/A	
9.	Online application ID	RERA-GRG-PROJ-1174-2022	
10.	License no.	144 of 2022 dated 27.09.2022	
11.	Total licensed area	10.0188	Area to be registered 10.0188
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
	i)	License Approval	27.09.2022
	ii)	Zoning Plan Approval	Not Provided
	iii)	Layout plan Approval	8625 dated 29.09.2022
	iv)	Environmental Clearance	N/A
	v)	Service plan and estimate approval	Applied on 06.10.2022
17.	Fee Details		
	A)	Registration fee for plotted area (Residential)	$(9.6180 \times 4046.86 \times 10) = \text{Rs. } 3,89,227/-$
	B)	Plotted area (Commercial)	$(0.4008 \times 4046.86 \times 20) = \text{Rs. } 32,440/-$
	C)	Processing Fee	$10.0188 \times 4046.86 \times 10 = \text{Rs. } 4,05,447 /-$
		Total Fee (A+B+C)	Rs. 8,27,113 /-
18.	DD amount	Rs. 4,00,000/- Rs. 1,80,410/-	

	<b>DD no. and date</b>	515055 dated 28.09.2022 500116 dated 10.10.2022
	<b>RTGS Amount</b>	Rs. 2,70,000 /-
	<b>RTGS Transaction Description</b>	INF/INFT/030048411751/RERA APPLICATION/HA
	<b>Name of the bank issuing</b>	ICICI Bank
<b>16.</b>	<b>File Status</b>	<b>Date</b>
	<b>File received on</b>	29.09.2022
	<b>First notice Sent on</b>	07.09.2022
	<b>Reply submitted</b>	10.10.2022
	<b>First hearing on</b>	17.10.2022
	<b>Hearing on</b>	14.11.2022
	<b>Reply submitted</b>	14.11.2022
	<b>Hearing on</b>	16.11.2022
	<b>Hearing on</b>	21.11.2022
<b>13.</b>	<b>Status of Documents</b>	<ol style="list-style-type: none"> <li>1. Online DPI needs to be corrected. <b>Status: Submitted but needs to be revised.</b></li> <li>2. Approved demarcation plan needs to be uploaded. <b>Status: Not uploaded</b></li> <li>3. Approved zoning plan needs to be uploaded. <b>Status: Not uploaded</b></li> <li>4. Approved service plans and estimates need to be uploaded. <b>Status: Applied receipt not Submitted</b></li> <li>5. 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>6. Copy of superimposed demarcation plan on approved layout plan needs to be uploaded. <b>Status: Not uploaded</b></li> <li>7. Cash flow statement of the proposed project needs to be uploaded. <b>Status: Submitted, but needs to be uploaded</b></li> <li>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. <b>Status: Not Submitted</b></li> <li>9. Copy of approved Service plans and estimates needs to be submitted. <b>Status: Applied copy submitted but pending for approval.</b></li> <li>10. Electrical load availability connection needs to be submitted. <b>Status: Applied, pending for approval.</b></li> <li>11. Demarcation plan on A1 size sheet (laminated) needs to be submitted. <b>Status: Submitted</b></li> </ol>

		<p>12. Zoning plan on A1 size sheet (laminated) needs to be submitted.  <b>Status: Applied</b></p> <p>13. Plans for Electricity supply needs to be submitted.  <b>Status: Not Submitted</b></p> <p>14. PERT chart needs to be submitted.  <b>Status: Submitted</b></p> <p>15. Revised builder buyer agreement and allotment letter need to be submitted in prescribed format.  <b>Status: Submitted</b></p> <p>16. Draft Brochure for the project needs to be submitted.  <b>Status: 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 needs to be clarified.  <b>Status: Submitted</b></p>
<b>14.</b>	<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> <p>6. Cash flow statement of the proposed project needs to be uploaded.</p> <p>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.</p> <p>8. Copy of approved Service plans and estimates needs to be submitted.</p> <p>9. Electrical load availability connection needs to be submitted.</p> <p>10. Zoning plan on A1 size sheet (laminated) needs to be submitted.</p> <p>11. Plan for Electricity supply needs to be submitted.</p> <p>12. Draft Advertisement document needs to be submitted.</p> <p>13. Quarterly schedule of estimated expenditure needs to be provided.</p>

**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

**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 (रिनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण  
 भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



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. And also the DD is submitted against approval of Service plan and estimates.


DD no.- 514812 of Rs. 20,00,000/-.

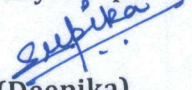
**On 14.11.2022**, Ms. Deepika, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Dheeraj Goyal and Sh. Sandeep Yadav are present on behalf of the promoter. The authority considered the application for registration of above-mentioned real estate project 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.

**On 16.11.2022**, Ms. Deepika, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Dhiraj Goyal is present on behalf of the promoter. Due to paucity of time the matter is not heard and adjourned to 21.11.2022.

**Recommendation-**

The project is recommended for grant of registration subject to the submission of approved zoning plan and approved service plan and estimates in the authority within 60 and 90 days respectively.

  
(Asha)  
Chartered Accountant

  
(Deepika)  
Planning Executive

Day and Date of hearing	Monday and 21.11.2022
Proceeding recorded by	Ram Niwas

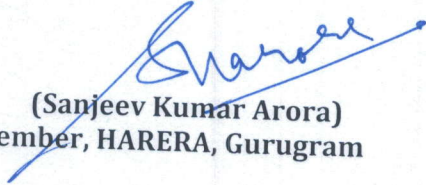
**PROCEEDINGS OF THE DAY**

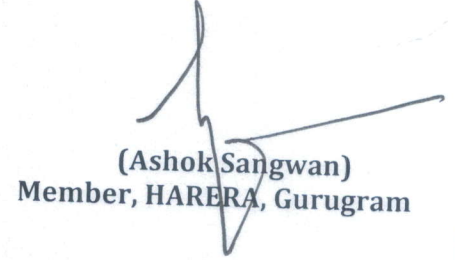
Proceedings dated: 21.11.2022

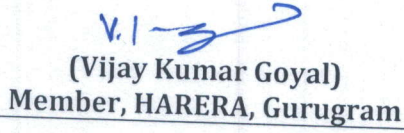
Ms. Deepika, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Dhiraj Goyal (AR) is present on behalf of the promoter. The AR submits that the demarcation plan has been checked and confirmed by STP Gurugram vide Memo No 13012 dated 27.10.2022 and sent to DTCP for approval and issuance of zoning plan. As per Haryana Building Code, 2016, the zoning plan is required to be prepared and approved by DTCP on basis of size and dimensions of the plots verified by STP in the demarcation plan and the same is under approval/signatures of the DTCP. Further that the permissible ground coverage, FAR, setbacks and height etc. are already fixed and provided in the published Haryana Building Code and are to be incorporated in the zoning plan accordingly and hence requests the Authority for issuance of registration subject to submission of approved copy of zoning plan within 60 days. Similarly the service plans and estimates have also been submitted and are under approval of DTCP and requests for acceptance of cheque/BG subject to final submission of approved copies of service plans estimates in 60 days. The Authority considering the request of the AR allows grant of registration subject to the condition that if the copy of approved zoning plan and approved service plans and estimates are not submitted in 60 and 90 days respectively the cheque/BG shall be forfeited. This is further subject to the conditions that till

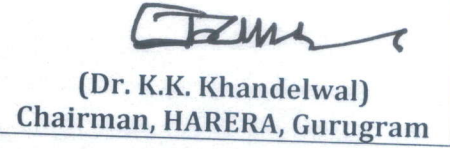
submission of above approvals, there shall be no withdrawals from the RERA account and the allottee shall have right to seek refund with interest if any chooses to withdraw from the project on basis of zoning plan within 30 days of their approval/uploading on the site.

*Approved As proposed from page please .*

  
(Sanjeev Kumar Arora)  
Member, HARERA, Gurugram

  
(Ashok Sangwan)  
Member, HARERA, Gurugram

  
(Vijay Kumar Goyal)  
Member, HARERA, Gurugram

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



**HARERA**  
**GURUGRAM**

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

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