



**Project hearing brief under section 4**

S.No	Particulars	Details		
1.	Name of the project	WhiteLand BlissVille		
2.	Name of the promoter	M/s Whiteland Corporation Pvt. Ltd.		
3.	Nature of the project	Independent Residential Floors		
4.	Location of the project	Sector 76, Gurugram, Haryana		
5.	Legal capacity to act as a promoter	Licensee		
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-1201-2022		
11.	License no.	93 of 2022 dated 12.07.2022	Valid till 11.07.2027	
12.	Total licensed area	7.31875 Acres	Area to be Registered 1.9753 Acres	
13.	Projected completion date	30.06.2027		
14.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	12.07.2022	11.07.2027
	ii)	Zoning Plan Approval	05.08.2022	
	iii)	Building plan Approval	09.08.2022	09.08.2024
	iv)	Environmental Clearance	Applied on 15.09.2022	
	v)	Airport height clearance	N/A	
	vi)	Fire scheme approval	N/A	
	vii)	Service plan and estimate approval	18.10.2022	
15.	Fee Details			

	<b>Registration Fee</b>	₹5,57,133/-
	<b>Processing Fee</b>	₹2,11,035/-
	<b>Late Fee</b>	N/A
	<b>Total Fee</b>	₹7,68,168/-
<b>16.</b>	<b>DD amount</b>	DD1-₹8,85,631/- DD2-3,35,399/- Total- 12,21,030/-
	<b>DD no. and date</b>	519369 dated 09.11.2022 519370 dated 09.11.2022
	<b>Name of the bank issuing</b>	ICICI Bank, Gurugram
	<b>Deficient amount</b>	Nil
<b>17.</b>	<b>File Status</b>	<b>Date</b>
	<b>File received on</b>	10.11.2022
	<b>Deficiency conveyed on</b>	23.11.2022
	<b>First hearing on</b>	28.11.2022
	<b>First Reply submitted on</b>	25.11.2022
<b>18.</b>	<b>Status of documents</b>	<ol style="list-style-type: none"> <li>The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). <b>Status: - Submitted</b></li> <li>Corrections in online detailed project information needs to be done. <b>Status: - Not Submitted</b></li> <li>PERT Chart need to be revised. <b>Status: - Submitted</b></li> <li>Copy of approved building plans of residential plots need to be submitted. <b>Status: - Submitted</b></li> <li>Since the building plan is not provided, therefore the appropriate registration and processing fee cannot be calculated. <b>Status: - Calculated and submitted</b></li> <li>Project report need to be revised. <b>Status: - Submitted</b></li> <li>Details of inventory plot wise needs to be submitted. <b>Status: - Submitted</b></li> <li>Draft copy of brochure for the project needs to be submitted. <b>Status: - Submitted</b></li> </ol>

		<p>9. Copy of NOC for forest land diversion and power line shifting need to be provided. <b>Status: - Affidavit Submitted</b></p> <p>10. Copy of NOC letter for tree cutting permission from DFO need to be provided. <b>Status: - Affidavit Submitted</b></p> <p>11. REP-II needs to be provided. <b>Status: - Submitted</b></p> <p>12. Copy of approved environment clearance approval need to be submitted. <b>Status: - Not Submitted</b></p> <p>13. Order of defreezing of plots from DTCP, Haryana need to be submitted. <b>Status: - Submitted</b></p> <p>14. Copy of land title search report need to be certified by advocate on the latest date need need to be provided. <b>Status: - Submitted</b></p> <p>15. Copy of non-encumbrance certificate certified by tehsildar of the Revenue department on latest date need to be submitted. <b>Status: - Submitted</b></p> <p>16. Copies of approved roads and pavement plan, approved water supply plan, approved sewerage and garbage disposal plan, approved storm water drainage plan, approved parking plan need to be submitted. <b>Status: - Submitted</b></p> <p>17. Copy of superimposed demarcation plan on approved layout plan on A1 sheet not submitted. <b>Status: - Submitted</b></p> <p>18. Copies of approved X-section plan, floor plan, apartment plan, elevation plan and structural plan for residential and commercial area need to be submitted. <b>Status: - Submitted</b></p> <p>19. Payment plans need to be provided. <b>Status: - Submitted</b></p> <p>20. The Legal documents i.e., application form, BBA, allotment letter and conveyance deed related to allottees are not in the proper format. The same needs to be provided. <b>Status: - Submitted</b></p> <p>21. Payment receipt need to be submitted. <b>Status: - Submitted</b></p> <p>22. Electrical load availability assurance letter needs to be provided from DHBVN.</p>
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19.	<b>Deficit documents</b>	<p>1. Hard copy of corrected online detailed project information needs to be submitted.</p> <p>2. Copy of approved environment clearance approval need to be submitted.</p> <p><b>Status:</b> SEIAA in its 149<sup>th</sup> meeting decided to agree with the recommendation of SEAC for grant of EC of the said project. Final copy EC need to be submitted.</p>

**Case History:**

An application regarding registration of residential floors project namely "WhiteLand BlissVille" situated at Sector-76, Gurugram, Haryana being developed by M/s Whiteland Corporation Pvt. Ltd. was submitted on 10.11.2022 under section 4 of Real Estate (Regulation and Development), Act 2016. This application for registration is a part of the affordable residential plotted colony under DDJAY which falls under license no. 93 of 2022 for area admeasuring 7.31875 acres dated 12.07.2022 valid up to 11.07.2027 being issued in favour of M/s Whiteland Corporation Pvt. Ltd. which got registered vide RC



no. 73 of 2022 dated 01.08.2022. The project comprises of 111 plots out of which 56 plots are frozen and 55 plots are unfrozen. The promoter has obtained the registration of independent floors constructed on 55 unfrozen plots vide RC no. 79 of 2022 dated 17.08.2022.

Now, the application submitted by the promoter for the said project contains 56 unfrozen plots on which total of 224 units.

On scrutiny of the application, some of the major deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/531 dated 23.11.2022. The promoter has submitted the reply dated 25.11.2022 which was scrutinized and still the following documents are pending which are as follows: -

1. Hard copy of corrected online detailed project information needs to be submitted.
2. Copy of approved environment clearance approval need to be submitted.

**Status:** SEIAA in its 149<sup>th</sup> meeting decided to agree with the recommendation of SEAC for grant of EC of the said project. Final copy EC need to be submitted.

The promoter has submitted a final approval of environment clearance in the hearing. All requisite approvals are submitted by the promoter except the correction in online detailed project information.

Recommended for grant of registration of project subject to the submission of corrected copy of detailed project information. The authority may grant the registration.

*Asha*  
Asha

Chartered Accountant

*Prachi Singh*  
Prachi Singh  
PLANNING EXECUTIVE  
Planning Executive

Day and Date of hearing	Monday and 28.11.2022
Proceeding recorded by	Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated: 28.11.2022.

Ms. Prachi Singh, Planning Executive briefed about the facts of the case.

S/Shri Sumit Choudhary, Rachit Vohra and Rohit Shukla authorized representative of the promoter are present on behalf of the promoter.

Approved as proposed.

*Sanjeev Kumar Arora*  
(Sanjeev Kumar Arora)

Member, HARERA, Gurugram

*Ashok Sangwan*  
(Ashok Sangwan)

Member, HARERA, Gurugram

*Vijay Kumar Goyal*  
(Vijay Kumar Goyal)

Member, HARERA, Gurugram

*Dr. K.K. Khandelwal*  
(Dr. K.K. Khandelwal)

Chairman, HARERA, Gurugram

11/11/11

PLANNING EXECUTIVE

11/11/11