



Project hearing brief

S.No.	Particulars	Details	
1.	Name of the project	Urban Cubes 71	
2.	Name of the promoter	M/s Whiteland Corporation Pvt. Ltd.	
3.	Nature of the project	Commercial Plotted Colony (SCO)	
4.	Location of the project	Sector- 71, Gurugram	
5.	Legal capacity to act as a promoter	License Holder	
6.	Status of project	New	
7.	Whether registration applied for whole	Whole Project	
8.	Online application ID	RERA-GRG-PROJ-900-2021	
9.	License no.	67 of 2021 dated 13.09.2021	Valid up to 12.09.2026
10.	Total licensed area	2.65 acres	Area to be registered 2.65 acres
11.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	67 of 2021 dated 13.09.2021 12.09.2026
	ii)	Zoning Plan Approval	Applied
	iii)	Layout plan Approval	Drg. No DTCP 7904 dated 14.09.2021 -
	iv)	Environmental Clearance	N/A N/A
	v)	Service plan and estimate approval	Applied on 15.09.2021
12.	File Status	Date	
	File received on	15.09.2021	
	First notice Sent on	21.09.2021	
	First hearing on	28.09.2021	
14.	Deficit Documents	<ol style="list-style-type: none"> 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. DPI needs to be corrected. Status: Submitted. REP-II needs to be provided. Status: Submitted. Layout Plan, Demarcation plan, Zoning plan and Architectural control sheet needs to be submitted. 	



Status: Layout Plan submitted and applied copy of demarcation and zoning submitted. Approved Zoning plan, demarcation plan and architectural control sheet needs to be submitted.

5. Approved Service Plan and Estimates needs to be submitted. If applied than copy of applied needs to be submitted.

Status: Applied copy submitted, pending for final approval.

6. Latest jamabandi duly certified by revenue officer six months prior to date of application needs to be submitted.

Status: Submitted.

7. Project report needs to be revised.

Status: Submitted.

8. Land title search report needs to be revised.

Status: Submitted.

9. Information to the revenue department for entry of land licensed and bonded for setting up colony in the record of ownership needs to be submitted.

Status: Submitted.

10. Pert Chart needs to be submitted.

Status: Submitted.

11. Approvals / NOC's from various agencies for connecting external services like roads, water supply, sewage disposal and storm water drainage needs to be submitted.

Status: Applied and pending for approval.

12. Copy of approval letter of Electrical load availability needs to be submitted.

Status: Applied copy submitted and pending for approval.

13. Layout superimposed on the demarcation plan showing khasra no. needs to be submitted.

Status: Submitted.

14. Natural Conservation Zone NOC needs to be submitted.

Status: Affidavit submitted.

15. Tree Cutting Permission NOC needs to be submitted.

Status: Affidavit submitted.

16. Powerline Shifting NOC needs to be submitted.

Status: Affidavit submitted.

17. Forest Land diversion needs to be submitted.

Status: Affidavit submitted.

18. Draft Allotment letter as per the prescribed format needs to be submitted.

Status: Submitted.

19. Draft Builder Buyer Agreement is not as per the prescribed format.

Status: Submitted.

20. List of inventory needs to be submitted.

Status: Submitted.

21. Draft Brochure of the project needs to be submitted.

Status: Not submitted.

22. Quarterly schedule physical progress of infrastructure and services needs to be filled in DPI.

Status: Submitted.

		<p>23. Non-Encumbrance certificate on the basis of latest Jamabandi needs to be submitted. Status: Submitted.</p> <p>24. Financial resources of the project needs to be corrected. Status: Submitted.</p> <p>25. Cost of Conversion Charges and License Fee needs to be mentioned as per LOI. Status: Submitted.</p> <p>26. Non-default certificate needs to be revised. Status: Submitted.</p> <p>27. Promoter affidavit as per section 4(2)(I)(D) of the act needs to be submitted. Status: Submitted.</p> <p>28. Saleable area of the project needs to be clarified. Status: Submitted.</p> <p>29. Annual report for the financial year 2020-21 needs to be provided. Status: Submitted.</p> <p>30. Quarterly schedule of estimated expenditure needs to be clarified and corrected. Status: Submitted.</p> <p>31. Quarterly schedule of sources of funds needs to be clarified and corrected. Status: Submitted.</p> <p>32. Quarterly schedule of net cash flow needs to be corrected. Status: Submitted.</p> <p>33. An undertaking from the promoter regarding EDC to ensure that the 10% of total receipts in project RERA account should be transferred in state treasury account until it is fully paid. Status: Submitted.</p>
15.	Deficit Documents	<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. Demarcation plan, Zoning plan and Architectural control sheet needs to be submitted.</p> <p>3. Approved Service Plan and Estimates needs to be submitted.</p> <p>4. Approvals / NOC's from various agencies for connecting external services like roads, water supply, sewage disposal and storm water drainage needs to be submitted.</p> <p>5. Copy of approval letter of Electrical load availability needs to be submitted.</p> <p>6. Draft Brochure of the project needs to be submitted.</p>
Day and Date of hearing		Tuesday and 28.09.2021
Proceeding recorded by		
Case History:-		



The promoter M/s Whiteland Corporation Pvt. Ltd. who is a License Holder applied for the registration of real estate project namely "URBAN CUBE 71" located at Sector-71, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 23457 dated 15.09.2021 and RPIN-379. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-900-2021. The project area for registration is same as that of the licensed area i.e. 2.65 acres. License no - 67 of 2021 dated 13.09.2021. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/379 dated 21.09.2021 was issued to the promoter with an opportunity of being heard on 28.09.2021. The promoter submitted a reply on 21.09.2021 and 28.09.2021, after scrutiny of the reply the remaining deficiencies are mentioned below:

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. Demarcation plan, Zoning plan and Architectural control sheet needs to be submitted.
3. Approved Service Plan and Estimates needs to be submitted.
4. Approvals / NOC's from various agencies for connecting external services like roads, water supply, sewage disposal and storm water drainage needs to be submitted.
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ASHISH KUSH
Ashish
 29/9/2021
 PLANNING EXECUTIVE
Planning Executive

REPRESENTED THROUGH

Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Sh. Krishan Kumar	Director		
2.	Sh. Sumit Chaudhary	CFO		

PROCEEDINGS OF THE DAY

Sh. Ashish Kush, Planning Executive briefed the facts about the project.

Sh. Krishan Kumar (Director) and Sh. Sumit Chaudhary (CFO) are present on behalf of the promoter.

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The promoter stated that they have applied for above mentioned approvals in their respective departments and requested for the conditional registration certificate.

The Authority decided to grant the registration subject to corrections in online (A-H) application and submission of bank guarantee of Rs. 25 lakhs and Rs. 50 lakhs regarding obtaining approval of architectural control sheet, approved zoning plan, electrical load availability, approval/ noc's for water supply, sewage disposal, storm water drainage within one month and submission of approved service plans and estimates within three months respectively. Further, a condition shall be imposed that no withdrawal of any amount shall be allowed till submission of above documents.


Samir Kumar
(Member)


Vijay Kumar Goyal
(Member)

Dr. K.K. Khandelwal
(Chairman)

