

Hearing brief for registration of Project u/s 4

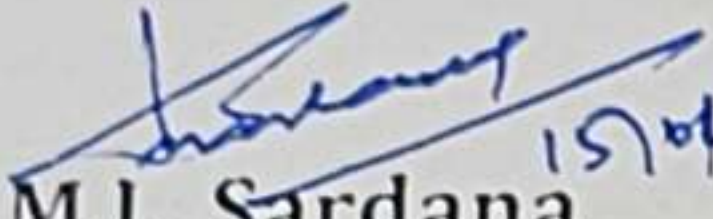
S.No	Particulars	Details	
1.	Name of the project	Aspen One	
2.	Name of the promoter	M/s Whiteland Corporation Pvt. Ltd.	
3.	Nature of the project	Group Housing	
4.	Location of the project	Sector-76, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	M/s Whiteland Corporation Pvt. Ltd. and Nipper Propbuild Pvt. Ltd.	
7.	Status of project	New	
8.	Whether registration applied for whole	Phase	
	Phase no.	2	
9.	Online application ID	RERA-GRG-PROJ-1442-2023	
10.	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
		172 of 2023 dated 25.08.2023	Valid till 24.08.2028
11.	Total licensed area	11.96 acres +	Area to be registered
		2.3159 acres = (14.2759 acres)	
12.	Projected completion date	31.12.2030	
13.	QPR Compliances (if applicable)	December 2023 - Pending	
14.	4(2)(I)(D) Compliances (if applicable)	Submitted	
15.	4(2)(I)(C) Compliances (if applicable)	N/A	
16.	Status of change of bank account	N/A	
17.	Details of proceedings pending against the project	N/A	
18.	RC Conditions Compliances (if applicable)	07 of 2023 dated 12.01.2023. Environment Clearance within 6 months - Obtained on 09.04.2023 (within time) Approved Service plan & Estimates within 3 months - Obtained on 19.06.2023 (delay of 68 days) Fire Scheme Approval within 3 months - Obtained on 17.05.2023 (delay of 35 days) Airport Height Clearance within 15 days - Obtained on 14.02.2023 (delay of 18 days) Mining Permission within 6 months - Obtained on 07.04.2023 (within time)	
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	91 of 2022 dated 12.07.2022
			Validity upto
			11.07.2027

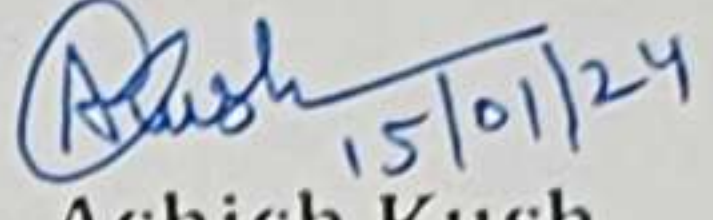
		92 of 2022 dated 12.07.2022	11.07.2027
	ii) Zoning Approval Plan	DRG. NO. DG,TCP 9522 dated 25.08.2023	-
	iii) Building Approval plan	Not Submitted	
	iv) Environmental Clearance	Not Submitted	
	v) Airport height clearance	Not Submitted	
	vi) Fire scheme approval	Not Submitted	
	vii) Service plan and estimate approval	Not Submitted	
20.	Fee Details		
	Registration Fee	Fee cannot be calculated as the building plans are not submitted.	
	Processing Fee	Fee cannot be calculated as the building plans are not submitted.	
	Late Fee	Fee cannot be calculated as the building plans are not submitted.	
	Total Fee	Fee cannot be calculated as the building plans are not submitted.	
21.	DD amount	Rs 7,49,000/- Rs 4,28,000/-	
	DD no. and date	516213 dated 14.12.2023. 516214 dated 14.12.2023.	
	Name of the bank issuing	ICICI Bank	
	Deficient amount	Fee cannot be calculated as the building plans are not submitted.	
22.	File Status	Date	
	File received on	29.12.2023	
	First notice Sent on	11.01.2024	
	First hearing on	15.01.2024	
23.	Case History: The Promoter M/s Whiteland Corporation Pvt. Ltd. who is a collaborator applied for the registration of real estate group housing colony namely "Aspen One" located at Sector-76, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 63977 dated 29.12.2023 and RPIN-693. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1442-2023. The project area for registration is 2.3159 acres. The DTCP has granted license no. 172 of 2023 for an area admeasuring 2.3159 acres in addition to license no. 91 of 2022 dated 12.07.2022 and 92 of 2022 dated 12.07.2022 having total area admeasuring 11.96 acres which had been registered with the Authority vide RC no. 07 of 2023 dated 12.01.2023 valid upto 31.12.2030. The promoter has applied for the registration of additional area admeasuring 2.3159 acres stating as Phase 2. However, the building plans if approved, by the DTCP, Haryana are not submitted by the promoter with the application for registration of the project to ascertain as to whether the phasing has been approved by the competent Authority or not. The application for registration of group housing colony was scrutinized and 1 st deficiency notice vide notice no. HARERA/GGM/RPIN/693 dated 11.01.2024 was issued to the promoter with an opportunity of being heard on 15.01.2024. The status of the documents is mentioned below:		
24.	Present compliance status as on 15.01.2024 of deficient documents	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.	

conveyed through notice dated 11.01.2024.

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.
3. Online DPI needs to be corrected.
4. The approved building plans are not attached in the application to ascertain the approval of phasing by the competent authority, and you had applied for registration of project in phases. The same needs to be clarified.
5. Building plan approval (BR-III) alongwith the approved drawings need to be submitted.
6. Environment Clearance needs to be submitted.
7. Airport height clearance needs to be submitted.
8. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted.
9. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted.
10. Electrical load availability needs to be submitted.
11. Forest NOC needs to be submitted.
12. Affidavit/NOC for Natural conservation zone NOC needs to be submitted.
13. Affidavit/NOC for Tree cutting permission needs to be submitted.
14. Affidavit/NOC for Forest land diversion needs to be submitted.
15. Affidavit/NOC for Power Line shifting NOC needs to be submitted.
16. Approval NOCs from the various agencies for connecting external services like roads, water supply, sewerage, storm water drainage needs to be submitted.
17. HUDA Construction water NOC needs to be submitted.
18. Clauses in the Collaboration agreement needs to be clarified.
19. Copy of GPA and SPA in favour of Developer needs to be submitted.
20. Land title search report needs to be revised.
21. Information to the revenue department regarding the entry of license in the revenue record needs to be submitted.
22. Mutation and Jamabandi duly certified by revenue officer six months prior to date of application needs to be submitted.
23. Latest Non-encumbrance certificate not below the rank of tehsildar needs to be submitted.
24. Layout superimposed on the demarcation plan showing khasra no. needs to be submitted.
25. Draft Application form needs to be revised.
26. Draft Allotment letter needs to be submitted as per the prescribed format.
27. Draft BBA needs to be revised as per the prescribed format.
28. Draft Conveyance deed needs to be submitted
29. Draft Brochure needs to be revised.
30. Mining permission needs to be submitted.
31. REP-II needs to be revised.
32. Cost of the land needs to be clarified according to the area applied for the registration.

		33. CA certificate for net worth of the company needs to be submitted. 34. CA certificate regarding no dues in respect of statutory dues needs to be submitted. 35. Annual balance sheet for the financial year 2022-23 needs to be submitted. 36. Bank undertaking needs to be revised. 37. Quarterly schedule of estimated expenditure needs to be submitted. 38. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. 39. Cash flow statement need to be submitted. 40. Project report needs to be submitted. 41. Affidavit regarding 10% auto deduct of EDC from separate bank account needs to be submitted. 42. KYC of project consultant needs to be submitted.
25.	Remarks	The promoter has not submitted any reply.


 M.L. Sardana
 Accountant
 15/01/2024


 Ashish Kush
 Planning Executive
 15/01/24

Day and Date of hearing	Monday and 15.01.2024
Proceeding recorded by	Ram Niwas

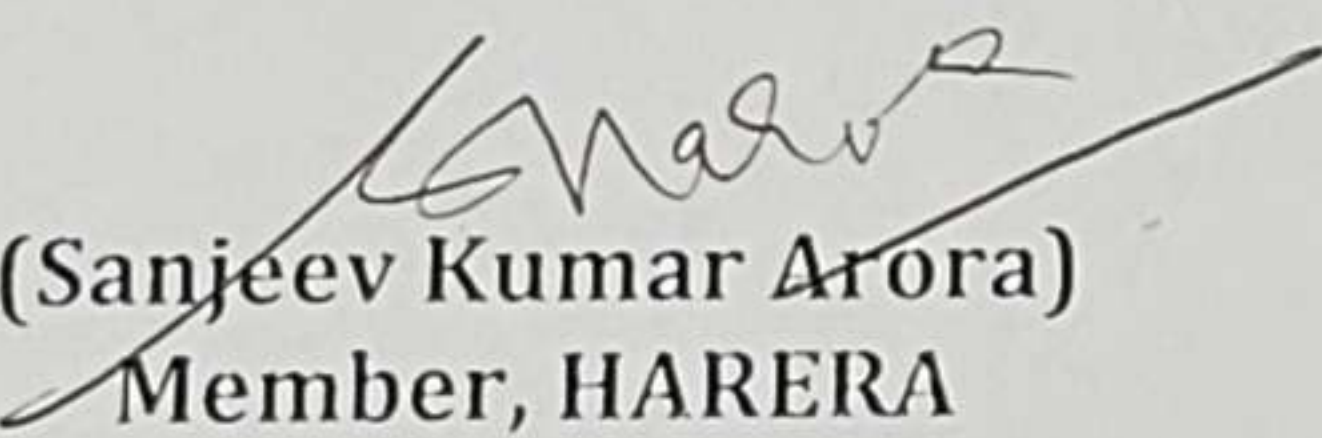
PROCEEDINGS OF THE DAY

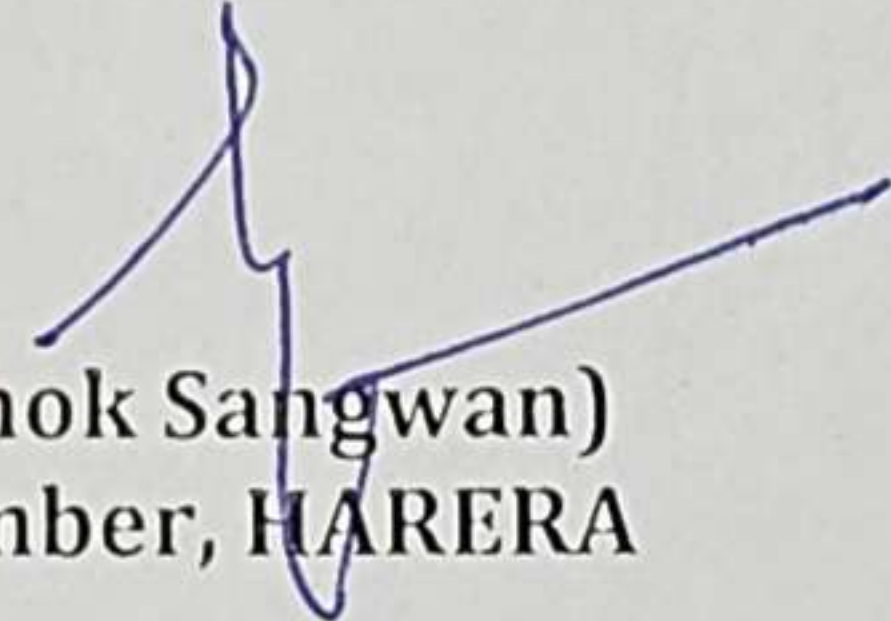
Proceedings dated: 15.01.2024.

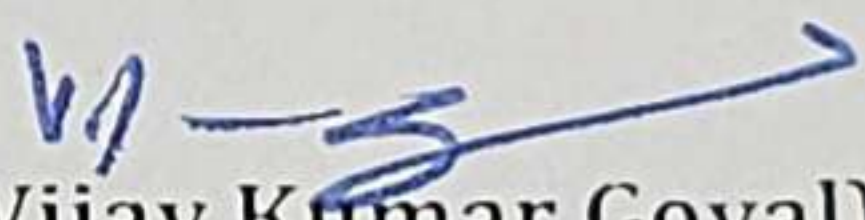
Sh. Ashish Kush, Planning Executive and Sh. M.L. Sardana, Accountant briefed about the facts of the case.

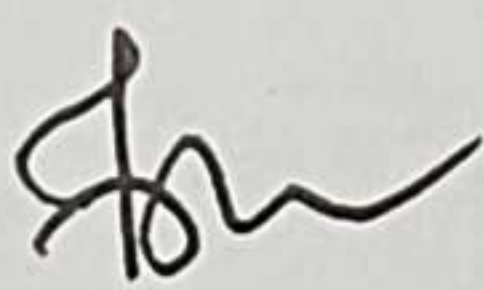
No reply has been submitted by the promoter company against the deficiencies conveyed by the authority through deficiency notice dated 04.01.2024. Therefore, in view of the same the matter is adjourned, and the next date of hearing will be conveyed after submission of reply of deficiencies already conveyed.

Further, if no response is received from the promoter within next 4 week's time, in that case the concerned official to put up the matter on file for issuance of show cause notice as to why their application for registration of project may not be rejected following the due procedure under the Act of 2016.


 (Sanjeev Kumar Arora)
 Member, HARERA


 (Ashok Sangwan)
 Member, HARERA


 (Vijay Kumar Goyal)
 Member, HARERA


 (Arun Kumar)
 Chairman, HARERA