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New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृहर सिविल लाईंसर गुरुग्रामर हरियाणा

Project- Vatika India Next 2
Temp ID- RERA-GRG-1479-2023
Project hearing brief under section 4

S.No	Particulars	Details		
1.	Name of the project	Vatika India Next 2		
2.	Name of the promoter	M/s Vatika Ltd.		
3.	Nature of the project	Residential Plotted Colony		
4.	Location of the project	Sector - 88A & 88B, Village- Harsaru, District Gurugram.		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Status of project	On-going		
7.	Whether registration applied for whole/Phase	In phases (Applied for phase 1) (Phase 1- 121.0125 Acres, Phase 2- 10.044 Acres, Phase 3- 18.80 Acres)		
8.	Phase no. (If applicable)	Phase 1		
9.	Online application ID	RERA-GRG-1479-2023		
10.	License no.	94 of 2013 dated 31.10.2013 11 of 2015 dated 01.10.2015 254 of 2023 dated 17.11.2023	valid upto 30.10.2024 valid upto 30.09.2025 valid upto 16.11.2028	
11.	Total licensed area	149.8562 Acres (Area of license no. 94 of 2013- 88.79375 Acres, Area of license no. 11 of 2015- 9.80625 Acres, Area of license no. 245 of 2023- 22.4125 acres, LOI of 10.04375 acres and Additional area applied for license- 18.80 acres {Area under migration from group housing})- As per provisional approved layout plan	Area to be registered 121.0125 Acres (Area of 3 licenses already granted)	
12.	Project completion date as declared u/s 4(2)(I)(C)	30.06.2030		
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	Validity up to
	1.	License Approval	94 of 2013 dated 31.10.2013	valid upto 30.10.2024

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
 भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



		11 of 2015 dated 01.10.2015 254 of 2023 dated 17.11.2023	valid upto 30.09.2025 valid upto 16.11.2028
2.	Zoning Plan Approval	Not submitted	-
3.	Revised Zoning Plan Approval	Not Applied	-
4.	Layout plan approval (For 98.60 acres having license no. 94 of 2013, 11 of 2015)	Submitted (DTCP memo no. LC-2781/Asstt. (MS) / 2022/4071)	Approved on 17.02.2022
5.	Revised Layout plan Approval (Provisionally approved for an area measuring 121.0125 acres having license no. 94 of 2013, 11 of 2015 & 254 of 2023.)	Submitted (DRG. No.: DGTCP 9605)	Provisionally approved on 14.09.2023
6.	Environmental Clearance	Not Submitted	
7.	Service plan and estimate approval	Not submitted	
16.	Fee Details		
	A) Registration fee for plotted area	Fee cannot be calculated (Fee cannot be calculated as area is not clear as well as phasing is not done by the DTCP and also the layout plan is provisionally approved)	
	B) Processing Fee	Fee cannot be calculated	
	Total Fee (A+B)	Fee cannot be calculated	
17.	DD Details		
	Receipt no.	1966	
	Cheque No. and Date	014019 dated 20.12.2023	
	Fees Paid	Rs. 58,34,000/-	
	Deficit fee	Deficit fee cannot be calculated	
18.	File Status	Date	
	File received on	22.12.2023	
	First notice Sent on	04.01.2024	
	1st hearing on	08.01.2024	
	1st Reply submitted	19.01.2024	
	2nd Reply submitted	08.02.2024	
	2nd hearing on	12.02.2024	
19.	Case History: - The promoter M/s Vatika Ltd. who is a Collaborator applied for the registration of real estate project namely "Vatika India Next 2" in Sector - 88A & 88B, Village- Harsaru, District Gurugram, under section 4 of Real Estate (Regulation and Development), Act 2016.		

The Temp ID of REP – I (Part A-H) is RERA -GRG-1479-2023. The project area for registration is 149.8562 acres whereas the promoter is developing the project in phases which are as follows Phase 1 of 121.0125 acres, Phase 2 of 10.044 acres and phase 3 of 18.80 acres. The current application for registration is for phase 1 having an area of 121.0125 acres. The area measuring 121.0125 acres falls under the license no. 94 of 2013 dated 31.10.2013, 11 of 2015 dated 01.10.2015 and 254 of 2023 dated 17.11.2023. Further, the total project area is equal to 149.85625 acre having a license no. 94 of 2013 dated 31.10.2013 valid upto 30.10.2024, 11 of 2015 dated 01.10.2015 valid upto 30.09.2025, 254 of 2023 dated 17.11.2023 valid upto 16.11.2023, LOI already issued for an area measuring 10.04375 and Additional area applied for license (area under migration from group housing to plotted).

On 18.08.2022, the application for a project was received in the authority for an area measuring 98.60 acres having license no. 94 of 2013 dated 31.10.2023 and 11 of 2015 dated 30.09.2015. Further, on 13.03.2023, the promoter withdrawn the application stating that they will apply afresh application with additional area of 22.4125 acres and hence withdrawal was allowed subject to the condition that the promoter will not create any third party right and no right of the existing allottees have been affected/ shall be affected due to withdrawal.

The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/689 dated 04.01.2024 was issued to the promoter with an opportunity of being heard on 08.01.2024.

Proceedings dated 08.01.2024

Ms. Deepika, Planning Executive and Mrs. Asha, Chartered Accountant briefed about the facts of the project. 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 weeks' 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.

20. Present compliance status as on 12.02.2024 of deficient documents as observed on 08.01.2024

1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.
2. Corrections marked on the hard copy of online DPI need to be done.
3. The total licensed area of the project is not clear as the area from licenses (94 of 2013 & 11 of 2015) are de-licensed which is approximately 4.95 acres & 1.925 acres respectively. After which the total area in the license 94 of 2013 is equal to 89.25 and in license 11 of 2015 is equal to 9.80625 acres. Whereas, in the schedule of land it is mentioned as 88. 825 acres & 9.85625 acres which is granted by DTCP. Hence it needs to be clarified by the promoter.
4. As the project area is not clear hence, the fees cannot be calculated. As well as the phasing is also not done by DTCP and layout plan is also provisionally approved. Therefore, the promoter shall be liable to pay deficit fee is any calculated on




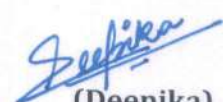
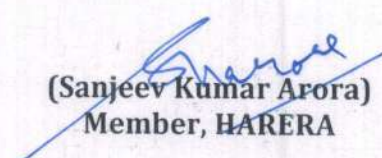
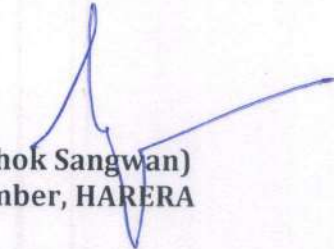

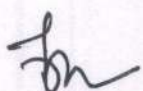
- the basis of approved layout plan as and when the same is provided by the promoter.
5. As layout plan is revised the prior written consent from 2/3rd allottees of the project needs to be provided.
 6. Approved Demarcation plan on A1 size sheet (laminated) needs to be provided.
 7. Approved Zoning plan on A1 size sheet (laminated) needs to be provided.
 8. Copy of approved Service plans and estimates needs to be submitted.
 9. Copy of super imposed demarcation plan on the approved layout plan needs to be submitted.
 10. The approvals/ NOCs from various agencies for connecting external services needs to be provided for the whole area.
 11. As the total area of the project mentioned in provisionally approved layout plan is equal to 149.85625 acres which is as follows:

Area of 94 of 2013- 88.79375 acres
Area of 11 of 2015- 9.80625 acres
Ares of 254 of 2023- 22.4125 acres
LOI already issued- 10.04375 acres
Additional area applied for license- 18.80 acres (area under migration from group housing to plotted)
Hence, the above mentioned LOI's needs to be provided.
 12. Environment clearance approval needs to be provided.
 13. Electrical load availability connection needs to be provided.
 14. Power line shifting NOC needs to be provided.
 15. As the licensed land is encumbered the prescribed form filed with registrar of companies for creation of charge needs to be provided.
 16. Documents relating to the entry of license and collaboration agreement in the revenue record needs to be provided.
 17. Revised Application form, conveyance deed and Payment receipt need to be submitted in prescribed format.
 18. Cost of the land needs to be clarified according to the area applied for the registration.
 19. Quarterly schedule of estimated expenditure needs to be revised.
 20. CA certificate for expenditure incurred and to be incurred needs to be revised.
 21. CHG form needs to be submitted.
 22. Copy of paid challan of EDC and IDC needs to be provided.
 23. Affidavit regarding 10% auto deduct of EDC from separate bank account needs to be provided.
 24. Project report needs to be revised.
 25. CA certificate for REP-1 needs to be provided.
 26. Draft Advertisement document needs to be submitted.

21.	Remarks	
		<ol style="list-style-type: none"> 1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Not submitted 2. Corrections marked on the hard copy of online DPI need to be done. Status: Not submitted 3. The total licensed area of the project is not clear as the area from licenses (94 of 2013 & 11 of 2015) are de-licensed which is approximately 4.95 acres & 1.925 acres respectively. After which the total area in the license 94 of 2013 is equal to 89.25 and in license 11 of 2015 is equal to 9.80625 acres. Whereas, in the schedule of land it is mentioned as 88. 825 acres & 9.85625 acres which is granted by DTCP. Hence it needs to be clarified by the promoter. Status: Not submitted 4. As the project area is not clear hence, the fees cannot be calculated. As well as the phasing is also not done by DTCP and layout plan is also provisionally approved. Therefore, the promoter shall be liable to pay deficit fee is any calculated on the basis of approved layout plan as and when the same is provided by the promoter. Status: Not submitted 5. As layout plan is revised the prior written consent from 2/3rd allottees of the project needs to be provided. Status: Not submitted 6. Approved Demarcation plan on A1 size sheet (laminated) needs to be provided. Status: Not submitted 7. Approved Zoning plan on A1 size sheet (laminated) needs to be provided. Status: Not submitted 8. Copy of approved Service plans and estimates needs to be submitted. Status: Not submitted 9. Copy of super imposed demarcation plan on the approved layout plan needs to be submitted. Status: Not submitted 10. The approvals/ NOCs from various agencies for connecting external services needs to be provided for the whole area. Status: 11. As the total area of the project mentioned in provisionally approved layout plan is equal to 149.85625 acres which is as follows: Area of 94 of 2013- 88.79375 acres Area of 11 of 2015- 9.80625 acres Ares of 254 of 2023- 22.4125 acres LOI already issued- 10.04375 acres

- Additional area applied for license- 18.80 acres (area under migration from group housing to plotted)
Hence, the above mentioned LOI's needs to be provided.
Status: LOI of 10.04375 acres is submitted but it was issued provisionally by the DTCP dated 26.07.2023 with the conditions which was need to be complied within 60 days. The LOI of 18.80 acres is also submitted which was issued provisionally by DTCP dated 26.03.2013 with the conditions which was need to be complied within 60 days.
12. Environment clearance approval needs to be provided.
Status: Not Submitted, as the promoter is stated that the project area is less than 50 ha. Whereas, the total area mentioned by the promoter is 149.85625 acres which is around 60.644 ha. Hence, the EC needs to be submitted.
 13. Electrical load availability connection needs to be provided.
Status: Not submitted
 14. List of sold and unsold units needs to be provided.
Status: Submitted
 15. Power line shifting NOC needs to be provided.
Status: Not submitted
 16. As the licensed land is encumbered the prescribed form filed with registrar of companies for creation of charge needs to be provided.
Status: Not submitted
 17. Documents relating to the entry of license and collaboration agreement in the revenue record needs to be provided.
Status: Not submitted
 18. Revised Application form, conveyance deed and Payment receipt need to be submitted in prescribed format.
Status: Not submitted
 19. Cost of the land needs to be clarified according to the area applied for the registration.
Status: Submitted, but needs to be revised.
 20. Quarterly schedule of estimated expenditure needs to be revised.
Status: Submitted, but needs to be revised.
 21. CA certificate for expenditure incurred and to be incurred needs to be revised.
Status: Submitted, but needs to be revised.
 22. CHG form needs to be submitted.
Status: Submitted, but needs to provide details of charge created.
 23. Cash flow statement needs to be provided.
Status: Submitted
 24. Copy of paid challan of EDC and IDC needs to be provided.
Status: Not submitted
 25. Affidavit regarding 10% auto deduct of EDC from separate bank account needs to be provided.
Status: Not submitted



		26. Project report needs to be revised. Status: Not submitted 27. CA certificate for REP-1 needs to be provided. Status: Not submitted 28. Draft Advertisement document needs to be submitted. Status: Not submitted
	 (Ashish Dubey) Chartered Accountant	 (Deepika) Planning Executive
Day and Date of hearing	Monday and 12.02.2024	
Proceeding recorded by	Sh. Ram Niwas	
PROCEEDINGS OF THE DAY		
Proceedings dated: 12.02.2024 Ms. Deepika, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project. Sh. Virender Dhar, Sh. Jitendra Kumar and Sh. Rahul Johari are present on behalf of the promoter. The AR of the promoter seeks two months' time for the submission of the pending approval, 2/3 rd consent of the allottees, zoning plan and other requisite documents. The matter to come up on 15.04.2024.		
	 (Sanjeev Kumar Arora) Member, HARERA	 (Ashok Sangwan) Member, HARERA
		 (Vijay Kumar Goyal) Member, HARERA
		 (Arun Kumar) Chairman, HARERA

