

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 + 2.3159 acres = (14.2759 acres)	Area to be registered 2.3159 acres
12.	Projected completion date	OC - 30.03.2031 CC - 30.06.2031	
13.	QPR Compliances (if applicable)	2023/07 - Submitted.	
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	Validity upto



	i)	License Approval	91 of 2022 dated 12.07.2022 92 of 2022 dated 12.07.2022	11.07.2027 11.07.2027
	ii)	Zoning Plan Approval	DRG. NO. DG,TCP 9522 dated 25.08.2023	-
	iii)	Revised Building plan Approval	ZP-1607-III/PA(DK)/2024/14591 dated 16.05.2024.	15.05.2029
	iv)	Environmental Clearance	Not Submitted	
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2024/185/686-89 dated 19.03.2024	17.03.2032.
	vi)	Fire scheme approval	Applied on 19.05.2024	
	vii)	Service plan and estimate approval	Applied on 15.05.2024.	
20.	Fee Details			
	Registration Fee		Residential - 42,417.978 * 2.59 * 10 = Rs 10,98,626/- Commercial - 170.861 * 1 * 20 = Rs 3417/- Total - Rs 11,02,043/-	
	Processing Fee		42,588.839 * 10 = Rs 4,25,888/-	
	Late Fee		N/A	
	Total Fee		Rs 15,27,931/-	
21.	DD amount		Rs 7,49,000/- Rs 4,28,000/- Rs 3,51,000/-	
	DD no. and date		516213 dated 14.12.2023. 516214 dated 14.12.2023. Online - 240517185386579 dated 17.05.2024	
	Name of the bank issuing		ICICI Bank	
	Deficient amount		NIL	
22.	File Status		Date	
	File received on		29.12.2023	
	First notice Sent on		11.01.2024	
	First hearing on		15.01.2024	
	Second hearing on		01.04.2024	
	Third hearing on		20.05.2024	
	Fourth hearing on		27.05.2024	
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 1st 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.

On 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.

The promoter has not submitted any reply within 4 week's from last hearing dated 15.01.2024. Accordingly, as per the directions of the Authority a show cause notice was issued vide no. HARERA/GGM/RPIN/693/Show cause dated 22.02.2024 with an opportunity of hearing on 01.04.2024.

On 01.04.2024, Ms. Prachi Singh, Planning Executive briefed about the facts of the project. Sh. Atul Kumar Modi (AR) is present on behalf of the promoter. The AR seeks six weeks' time for submission of approved building plans from DTCP for which in principle approval has already been granted. The AR states that there are no revisions/changes in the existing licensed/registered project beyond the permissible limits prescribed in the ACS, TCP circular vide memo no. Misc-862/2023/7/1/2023-2TCP/11689-91 dated 24.04.2023 and if otherwise, a detailed list of such changes shall be submitted alongwith consent of the 2/3rd allottees. The matter to come up on 20.05.2024.

The promoter has submitted a reply on 29.03.2024, 16.05.2024 and 17.05.2024 which were scrutinized and remaining deficiencies were conveyed to the promoter.

The promoter has submitted the two third consent of the existing allottees. The total number of sold units are 524 out of which 475 allottees are unique. The promoter has submitted the consent of 328 allottees out of 475 unique allottees. Further, the promoter has also submitted a comparison sheet between the previous building plans and revised building plans after examining that it is found that EWS units are increased by 48 units in the earlier approved building plans and nursery school is shifted in the additional licensed area.

On 20.05.2024, Sh. Ashish Kush, Planning Executive and Ms. Suruchi Pandey, Chartered Accountant briefed about the facts of the project. Shri Navdeep Sardana, Director and Shri Deepak Pant, General Manager are present on behalf of the promoter. Approved in principle as the promoter has submitted requisite consent of 2/3rd allottees in respect of earlier registered project for minor changes in the earlier approved plan. The deficit fees has already been deposited and application to the concerned authority for Fire NOC and approval of Service plans estimates which have already been submitted and final approval shall be submitted within four months and in lieu of same BG/DD of Rs. 25 lakh each shall be submitted and a public notice w.r.t changes in building plan for inspection/objection within one week, if any in respect of the documents/plans submitted by the promoter be published in two newspapers one English and One Hindi. The Environment Clearance has been approved by SEIAA with platinum rating and final approval shall be submitted within two months. The matter to come up on 27.05.2024.

The promoter has submitted a reply on 20.05.2024 which was scrutinized and the status of the documents is mentioned below.

The promoter has submitted a reply on 24.05.2024 which was scrutinized and found that Public notice has been published in three newspapers on 21.05.2024 in 1 Hindi (Jansatta) and 2 English (The

	<p>Indian Express and Financial Express) for inviting objections regarding non-creation of third party rights in the project namely "Aspen One" till 24.05.2024.</p> <p>The promoter has submitted a reply on 27.05.2024 which was scrutinized and found that the promoter has submitted 2 BG for submission of Fire Scheme approval and Service plan & estimates within 4 months from grant of registration.</p> <p>No objection has been received regarding changes in building plan in the project namely "Aspen One" till date.</p>	
24.	<p>Present compliance status as on 27.05.2024 of deficient documents conveyed in last hearing dated 20.05.2024.</p>	<ol style="list-style-type: none"> 1. Deficit Fee - Rs 3,50,931/-. Status: Submitted. Online no. 240517185386579 dated 17.05.2024 amounting to Rs 3,51,000/-. 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. Status: Not Submitted. 3. Online DPI needs to be corrected. Status: Submitted but needs to be revised. 4. Environment Clearance needs to be submitted. Status: Submitted an undertaking to submit the approval within 3 months from grant of registration. 5. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 19.05.2024. Receipt attached. Submitted a BG of Rs 25 Lakhs for submission of approval within 4 months from grant of registration. 6. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 15.05.2024. Receipt attached. Submitted a BG of Rs 25 Lakhs for submission of approval within 4 months from grant of registration. 7. Approval NOCs from the various agencies for connecting external services like roads, water supply, sewerage, storm water drainage needs to be submitted. Status: Submitted. The promoter stated that the road is already connected, so permission is not required. 8. Mining permission needs to be submitted. Status: The promoter submitted an undertaking that they will submit the permission before start of construction.
25.	<p>Remarks</p>	<ol style="list-style-type: none"> 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. Online DPI needs to be corrected. 3. Environment Clearance needs to be submitted. Status: Submitted an undertaking to submit the approval within 3 months from grant of registration. 4. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 19.05.2024. Receipt attached. Submitted a BG of Rs 25 Lakhs for submission of approval within 4 months from grant of registration. 5. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted.



		<p>Status: Applied on 15.05.2024. Receipt attached. Submitted a BG of Rs 25 Lakhs for submission of approval within 4 months from grant of registration.</p> <p>6. Approval NOCs from the various agencies for connecting external services like roads, water supply, sewerage, storm water drainage needs to be submitted. Status: Submitted. The promoter stated that the road is already connected, so permission is not required.</p> <p>7. Mining permission needs to be submitted. Status: The promoter submitted an undertaking that they will submit the permission before start of construction.</p>
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Recommendation:

The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the corrections in online DPI, corrections in online (A-H) form, Environment Clearance, Fire Scheme Approval, Approved service plan & estimates and Mining Permission.

The promoter has submitted two BG amounting to Rs 25 lakhs as a security amount to submit the Fire Scheme Approval and Service plan and estimates within four month from the date of issuance of registration certificate.

It is recommended that the Authority may consider the grant of registration subject to the submission of above.

Suruchi Pandey
Chartered Accountant

Ashish Kush
Planning Executive

Day and Date of hearing

Monday and 27.05.2024

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Sh. Ashish Kush, Planning Executive and Ms. Suruchi Pandey, Chartered Accountant briefed about the facts of the project.

Sh. Deepak Pant (GM Coordination) is present on behalf of the promoter.

The promoter has submitted two BG of Rs 25 lakhs each for submission of Approved service plans and estimates and Fire Scheme approval within four months from the grant of registration. No objection in respect of the public notice issued by the office has been received till date. The final approval of Environment Clearance shall be submitted within four months from the grant of registration, which has been approved by SEIAA under Platinum category. The promoter shall submit the Mining permission before start of construction. In view of the same, approved as proposed and office to ensure necessary correction in form A to H and DPI.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA

