

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

Project – Urban Resort Phase 2
RERA-GRG-1655-2024
Hearing brief for registration of Project u/s 4

S.No	Particulars	Details	
1.	Name of the project	Urban Resort Phase 2	
2.	Name of the promoter	M/s Whiteland Corporation Pvt. Ltd.	
3.	Nature of the project	Mixed Land Use Colony	
4.	Location of the project	Sector-103, Gurugram	
5.	Legal capacity to act as a promoter	License Holder	
6.	Name of the license holder	M/s Whiteland Corporation Pvt. Ltd.	
7.	Status of project	New	
8.	Whether registration applied for whole	Phases (Total phases – 7)	
	Phase no. applied	2 & 4	
	Nature of phase	Group Housing	
9.	Online application ID	RERA-GRG-PROJ-1655-2024	
10.	License no.	263 of 2023 dated 12.12.2023	Valid till 11.12.2028
11.	Total licensed area	9.58125 acres	Area to be registered 2.3461 acres
12.	Projected completion date	OC – 30.09.2031	
		CC – 31.12.2031	
13.	QPR Compliances (if applicable)	N/A	
14.	4(2)(I)(D) Compliances (if applicable)	N/A	
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)	N/A	
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	263 of 2023 dated 12.12.2023
	ii)	Revised Zoning Plan Approval	DRG. NO. 10224 dated 16.05.2024
	iii)	Building plan Approval	ZP-1942/AD(VK)/2024/14580 dated 16.05.2024
	iv)	Environmental Clearance	SEAC/HR/2024/063 dated 05.06.2024
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2024/23/7 0-73 dated 11.01.2024
	vi)	Fire scheme approval	Applied on 05.06.2024
	Validity upto		

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 अंतर्गत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

<p>vii) Service plan and estimate approval Applied on 05.06.2024</p>	<p>20. Fee Details</p> <table border="1"> <tr> <td>Registration Fee</td> <td>42075.842 * 4.29 * 10 = Rs 18,05,054/-</td> </tr> <tr> <td>Processing Fee</td> <td>42075.842 * 10 = Rs 4,20,758/-</td> </tr> <tr> <td>Late Fee</td> <td>N/A</td> </tr> <tr> <td>Total Fee</td> <td>Rs 22,25,812/-</td> </tr> <tr> <td>RTGS/DD amount</td> <td>Rs 1,00,000/- Rs 12,12,567/- (Considered from Rs 59,17,830/-) Rs 1091/- (Considered from Rs 16,63,670/-) Rs 9,13,000/-</td> </tr> <tr> <td>RTGS/DD no. and date</td> <td>Ref no. 240524185760992 dated 24.05.2024 516280 dated 22.01.2024 516281 dated 22.01.2024 516582 dated 05.06.2023</td> </tr> <tr> <td>Name of the bank issuing</td> <td>Online transfer & ICICI Bank</td> </tr> <tr> <td>Deficient amount</td> <td>Nil</td> </tr> <tr> <td>File Status</td> <td>File received on 24.05.2024</td> </tr> <tr> <td>Additional documents</td> <td>29.05.2024 & 30.05.2024</td> </tr> <tr> <td>First hearing on</td> <td>10.06.2024</td> </tr> </table> <p>21.</p> <p>Case History: DTCF has granted license no. 263 of 2023 dated 12.12.2023 valid upto 11.12.2028 for development of mix land use colony over an area measuring 9.58125 acres in sector-103, Gurugram. The building plans have been approved by DTCP vide memo no. ZP-1942/AD(VK)/2024/14580 dated 16.05.2024. Further the phasing has also been approved in the project vide memo no. ZP-1942/AD(VK)/2024/14576 dated 16.05.2024 wherein seven phases have been approved. The Promoter M/s Whiteland Corporation Pvt. Ltd. who is a license holder applied for the registration of real estate project Phase 2&4 (group housing) namely "Urban Resort Phase 2" located at Sector-103, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 72156 dated 24.05.2024 and RPN-755. The Temp I.D. of RFP - I (Part A-H) is RERA -GRG-PROJ-1655-2024. The project area for registration is 2.3461 acres. The application for registration of Phase-2&4 group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GCM/RPN/755 dated 06.06.2024 was issued to the promoter with an opportunity of being heard on 10.06.2024. The promoter has submitted a reply on 06.06.2024, 07.06.2024, 10.06.2024 and 10.06.2024 which were scrutinized and the status of the documents is mentioned below.</p>	Registration Fee	42075.842 * 4.29 * 10 = Rs 18,05,054/-	Processing Fee	42075.842 * 10 = Rs 4,20,758/-	Late Fee	N/A	Total Fee	Rs 22,25,812/-	RTGS/DD amount	Rs 1,00,000/- Rs 12,12,567/- (Considered from Rs 59,17,830/-) Rs 1091/- (Considered from Rs 16,63,670/-) Rs 9,13,000/-	RTGS/DD no. and date	Ref no. 240524185760992 dated 24.05.2024 516280 dated 22.01.2024 516281 dated 22.01.2024 516582 dated 05.06.2023	Name of the bank issuing	Online transfer & ICICI Bank	Deficient amount	Nil	File Status	File received on 24.05.2024	Additional documents	29.05.2024 & 30.05.2024	First hearing on	10.06.2024	<p>22.</p> <p>File Status</p> <p>File received on 24.05.2024</p> <p>Additional documents 29.05.2024 & 30.05.2024</p> <p>First hearing on 10.06.2024</p>	<p>23.</p> <p>Present compliance status as on 10.06.2024 of deficit documents conveyed through notice dated 06.06.2024.</p> <p>1. Deficit fee Rs 21,25,812/- needs to be submitted. Status: Adjusted from the earlier application dated 30.01.2024 (temp id 1546-2024) submitted for whole area wherein request for discontinuation has been submitted and same allowed. (DD no. 516280 dated 22.01.2024 amount Rs. 59,17,830/- and DD no. 516281 dated 22.01.2024 amount Rs. 16,63,670/-). Further new DD submitted vide no. 516582 dated 05.06.2024 amount Rs 9,13,000/- Details mentioned above.</p> <p>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: Needs to be corrected</p>	<p>24.</p> <p>Present compliance status as on 10.06.2024 of deficit documents conveyed through notice dated 06.06.2024.</p> <p>1. Deficit fee Rs 21,25,812/- needs to be submitted. Status: Adjusted from the earlier application dated 30.01.2024 (temp id 1546-2024) submitted for whole area wherein request for discontinuation has been submitted and same allowed. (DD no. 516280 dated 22.01.2024 amount Rs. 59,17,830/- and DD no. 516281 dated 22.01.2024 amount Rs. 16,63,670/-). Further new DD submitted vide no. 516582 dated 05.06.2024 amount Rs 9,13,000/- Details mentioned above.</p> <p>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: Needs to be corrected</p>
Registration Fee	42075.842 * 4.29 * 10 = Rs 18,05,054/-																									
Processing Fee	42075.842 * 10 = Rs 4,20,758/-																									
Late Fee	N/A																									
Total Fee	Rs 22,25,812/-																									
RTGS/DD amount	Rs 1,00,000/- Rs 12,12,567/- (Considered from Rs 59,17,830/-) Rs 1091/- (Considered from Rs 16,63,670/-) Rs 9,13,000/-																									
RTGS/DD no. and date	Ref no. 240524185760992 dated 24.05.2024 516280 dated 22.01.2024 516281 dated 22.01.2024 516582 dated 05.06.2023																									
Name of the bank issuing	Online transfer & ICICI Bank																									
Deficient amount	Nil																									
File Status	File received on 24.05.2024																									
Additional documents	29.05.2024 & 30.05.2024																									
First hearing on	10.06.2024																									



		<ol style="list-style-type: none">3. Online DPI needs to be corrected. Status: Needs to be corrected4. Environment Clearance needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Submitted. Approved file no. SEAC/HR/2024/063 dated 05.06.2024.5. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 05.06.20246. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 05.06.20247. Road access permission needs to be submitted. Status: Promoter states that the project already connected with 24mt wide road so road access permission is not applicable8. Mining permission needs to be submitted. Status: Promoter states that they will obtain before start of construction and will submit in the authority9. Power line shifting NOC needs to be submitted. Status: Applied on 28.02.2024 and estimate for survey prepared for which an amount Rs 1.49 lakh submitted.10. Cost of the land i.e Rs 6329.78 lakhs needs to be clarified according to the area applied i.e. 2.3461 acres for the registration. Status: Detailed land cost calculation submitted.11. (NOC) No objection certificate from the lender needs to be submitted. Status: Submitted12. Project report needs to be submitted. Status: Submitted13. Details of loan from Financial Institution or banks amounting Rs 1959 lakhs & from other sources amounting Rs 17200 lakhs needs to be submitted as mentioned in the DPI. Status: Company has taken 80 crore loan from CSL finance limited for three project namely Urban resort, Urban resort Phase-2 & 3 and utilised proportionately in this project. Calculation sheet submitted.14. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(1)(D) needs to be revise as project cost does not match with DPI. Status: Submitted15. CA Certificate for expenditure incurred & to be incurred needs to be submitted Status: Submitted16. CA certificate for details in REP-1 needs to be submitted. Status: Submitted17. Statement of quarterly expenditure needs to be submitted. Status: Submitted18. Statement of quarterly source of funds needs to be submitted. Status: Submitted19. Quarterly Net Cash Flow statement needs to be submitted. Status: Submitted
--	--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



25.	Remarks
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. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted.	
4. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted.	
5. Road access permission needs to be submitted.	
Status: Promoter states that the project already connected with 24mt wide road so road access permission is not applicable	
6. Mining permission needs to be submitted.	
Status: Promoter states that they will obtain before start of construction and will submit in the authority	
7. Power line shifting NOC needs to be submitted.	
Status: Applied on 28.02.2024 and estimate for survey prepared for which an amount Rs 1.49 lakh submitted.	

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, Fire Scheme Approval, Approved service plan & estimates and Mining Permission.

The promoter has submitted an undertaking to submit the Fire Scheme Approval and Service plan and estimates within three month from the date of issuance of registration certificate. Further promoter states that they will obtain mining permission before start of construction and will submit in the authority. The promoter has also applied for power line shifting for which amount for survey has been deposited. It is recommended that the Authority may consider the grant of registration subject to the submission of above along with two BG amounting to Rs 25 lakhs each as a security amount to submit the Fire Scheme Approval and Service plan and estimates.

Ashish Dubey
Chartered Accountant

Sumeet
Engineering Officer

Day and Date of hearing

Monday and 10.06.2024

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 10.06.2024

Sh. Sumeet, Engineering Officer and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Deepak Pant (AR) and Sh. Raj Kumar (AR) are present on behalf of the promoter. The AR of the promoter states that they have obtained the license from DTCP, Haryana for development of mix land use colony over an area measuring 9.58125 acres in sector-103, Gurugram for which building plans have been approved along with phasing in the colony. There are seven



phases in the complete project. The promoter has applied for registration of four phases (Phase 1, Phase 2&4 and Phase 3) in three different applications. The AR of the promoter further states that they have applied for approval of fire scheme and service plans estimates for which they will submit the BG/DD amounting to Rs 25 lakhs each as a security amount to submit the Fire Scheme Approval and Service plan and estimates within three month from the date of issuance of registration certificate and further request to consider these BG/DD in all three applications for registrations of project as all phases are under a single licensed colony and thus single approval for Fire Scheme and Service plan and estimates will be issued by the concerned authority for all the phases in the colony. In view of same, request is allowed.


The AR of the promoter also appraised that a 66KV HT line passing from phase 2 is aligned alongside the boundary of the project and the building plans have been approved by DTCP, Haryana after maintaining proper ROW for HT line. Further, the requisite charges for survey to get the HT line shifted has been deposited with concerned authority HVPNL. The promoter shall make all endeavor to shift the said HT line subject to feasibility and also in their brochure prominently mention about this line passing through this phase 2 aligned to the boundary wall of the project.

Approved as proposed subject to submission of two BG amounting to Rs 25 lakhs each as a security amount to submit the Fire Scheme Approval and Service plan and estimates for the project including all the above phases along with necessary corrections in online DPI and online A-H form.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar)
Chairman, HARERA

