



**Hearing brief for registration of Project u/s 4**

S.No	Particulars	Details	
1.	Name of the project	Urban Resort	
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	1	
	Nature of phase	Group Housing	
9.	Online application ID	RERA-GRG-PROJ-1656-2024	
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 1.9610 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	Validity upto
	i)	License Approval	263 of 2023 dated 12.12.2023 11.12.2028
	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 15.05.2029
	iv)	Environmental Clearance	SEAC/HR/2024/063 dated 05.06.2024 04.06.2034
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2024/23/70-73 dated 11.01.2024 10.01.2032
	vi)	Fire scheme approval	Applied on 05.06.2024

vii)	Service plan and estimate approval	Applied on 05.06.2024
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20.	Fee Details	
	Registration Fee	90836,727 * 4.29 * 10 = Rs 38,96,896/-
	Processing Fee	90836,727 * 10 = Rs 9,08,367/-
	Late Fee	N/A
	Total Fee	Rs 48,05,263/-
21.	RTGS/DD amount	Rs 1,00,000/-
	RTGS/DD no. and date	Rs 47,05,263/- (Considered from Rs 59,17,830/-) Ref no. 240524185761586 dated 24.05.2024 516280 dated 22.01.2024.
22.	Name of the bank issuing	Online transfer & ICICI Bank
	Deficient amount	Nil
	File Status	Date
	File received on	24.05.2024
23.	Additional documents	29.05.2024 & 30.05.2024
	First hearing on	10.06.2024

**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 1 (group housing) namely "Urban Resort" located at Sector-103, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 72152 dated 24.05.2024 and RPN-754. The Temp I.D. of REP - 1 (Part A-H) is RERA-GRG-PROJ-1656-2024. The project area for registration is 1.9610 acres.  
 The application for registration of Phase-1 group housing colony was scrutinized and 1<sup>st</sup> deficiency notice vide notice no. HARERA/GM/RPN/754 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 which were scrutinized and the status of the documents is mentioned below.

24.	Present compliance status as on 10.06.2024 of deficit documents conveyed through notice dated 06.06.2024.	1. Deficit fee Rs 47,05,263/- 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. (PD no. 516280 dated 22.01.2024 amount Rs. 59,17,830/-). Details mentioned above. 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. 3. Online DPI needs to be corrected. Status: Needs to be corrected. 4. Environment Clearance needs to be submitted. If applied, then copy of the same needs to be submitted.
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25.	<b>Remarks</b>	<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. Online DPI needs to be corrected.</p> <p>3. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted.</p> <p>4. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted.</p> <p>5. Road access permission needs to be submitted. <b>Status: Promoter states that the project already connected with 24mt wide road so road access permission is not applicable.</b></p> <p>6. Mining permission needs to be submitted. <b>Status: Promoter states that they will obtain before start of construction and will submit in the authority.</b></p>
<p><b>Recommendation:</b> 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 &amp; estimates and Mining Permission.</p>		

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. 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 Approved Service plan and estimates.

**Ashish Dubey**  
 Chartered Accountant

*(Signature)*

**Day and Date of hearing**

Monday and 10.06.2024

**Proceeding recorded by**

Ram Nivas

**PROCEEDINGS OF THE DAY**

Proceedings dated: 10.06.2024

Sh. Sumet, 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. 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

*(Signature)*

**(Ashok Sangwan)**  
 Member, HARERA

*(Signature)*

**(Vijay Kumar Goyal)**  
 Member, HARERA

*(Signature)*

**(Arun Kumar)**  
 Chairman, HARERA

*(Signature)*