

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project - Urban Resort Phase 3
RERA-GRG-1658-2024
Hearing brief for registration of Project u/s 4

S.No	Particulars	Details	
1.	Name of the project	Urban Resort Phase 3	
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	3	
	Nature of phase	Commercial	
9.	Online application ID	RERA-GRG-PROJ-1658-2024	
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
			2.832 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
			11.12.2028
			-
			15.05.2029
			04.06.2034
			10.01.2032

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 संख्याक 16

vii)	Service plan and estimate approval	Applied on 05.06.2024
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20.	Fee Details	
	Registration Fee	2566.756 * 3.5 * 20 = Rs. 1,79,673/-
	Processing Fee	2566.756 * 10 = Rs 25,668/-
	Late Fee	N/A
	Total Fee	Rs 2,05,341/-
	RTGS/DD amount	Rs 2,06,000/-
	RTGS/DD no. and date	Ref no. 40527185906263 dated 27.05.2024
	Name of the bank issuing	Online transfer
	Deficient amount	Nil
	File Status	Nil
22.	File received on	27.05.2024
	Additional documents	29.05.2024 & 30.05.2024
	First hearing on	10.06.2024
	Case History:	

23. 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 3 (commercial) namely "Urban Resort Phase 3" located at Sector-103, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 72242 dated 27.05.2024 and RPIN-756. The Temp I.D. of REP - 1 (Part A-H) is RERA-GRG-PROJ-1658-2024. The project area for registration is 2.832 acres.

The application for registration of Phase-3 commercial colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GM/RP/N/756 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 and 07.06.2024 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. 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
		2. Online DPI needs to be corrected. Status: Needs to be corrected
		3. Environment Clearance needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Needs to be corrected
		4. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 05.06.2024
		5. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 05.06.2024
		6. Road access permission needs to be submitted. Status: Applied on 05.06.2024



		<p>Status: Promoter states that the project already connected with 24mt wide road so road access permission is not applicable</p> <p>7. Mining permission needs to be submitted. Status: Promoter states that they will obtain before start of construction and will submit in the authority</p> <p>8. (NOC) No objection certificate from the lender needs to be submitted. Status: Submitted</p> <p>9. Cost of the land i.e Rs 476.41 lakhs needs to be clarified according to the area applied i.e. 2.832 acres for the registration. Status: Detail land cost calculation submitted.</p> <p>10. Project report needs to be submitted. Status: Submitted</p> <p>11. Details of loan from Financial Institution or banks amounting Rs 147.50 lakhs & from other sources amounting Rs 3885 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.</p> <p>12. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be revise as project cost does not match with DPI. Status: Submitted</p> <p>13. CA Certificate for expenditure incurred & to be incurred needs to be submitted Status: Submitted</p> <p>14. CA certificate for details in REP-1 needs to be submitted. Status: Submitted</p> <p>15. Statement of quarterly expenditure needs to be submitted. Status: Submitted</p> <p>16. Statement of quarterly source of funds needs to be submitted. Status: Submitted</p> <p>17. Quarterly Net Cash Flow statement needs to be submitted. Status: Submitted</p>
25.	Remarks	<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. Status: Promoter states that the project already connected with 24mt wide road, so road access permission is not applicable.</p> <p>6. Mining permission needs to be submitted. Status: Promoter states that they will obtain before start of construction and will submit in the authority.</p>

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 Harana 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.

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.

Sumeet

Chartered Accountant

Ashish Dubey

Engineering Officer

Ashish Dubey

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 DTC, 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

(Ashok Sangwan)
 Member, HARERA

(Vijay Kumar Goyal)
 Member, HARERA

(Arun Kumar)
 Chairman, HARERA