

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

 The Kingstown Heights
 RERA-GRG-PROJ-1826-2024

Hearing brief for project registration u/s 4

S.No	Particulars	Details		
1.	Name of the project	The Kingstown Heights		
2.	Name of the promoter	M/s Navraj Township Pvt. Ltd.		
3.	Nature of the project	Mix land use Colony		
4.	Location of the project	Sector- 37D, Gadoli Kalan, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of license holder	M/s Ramprastha Buildtech Pvt. Ltd. and others		
7.	Status of project	New		
8.	Whether registration applied for whole/phase	Phase		
9.	Completion date as mentioned in REP-II	OC- 01.01.2031 CC- 01.03.2031		
10.	Online application ID	RERA-GRG-PROJ-1826-2024		
11.	License no.	120 of 2024 dated 14.08.2024 valid upto 13.08.2029		
12.	Total licensed area	6.26406 acres	Area to be registered	3.4970 acres
13.	QPR Compliances	N/A		
14.	4(2)(I)(D) Compliances	N/A		
15.	4(2)(I)(C) Compliances	N/A		
16.	Status of change of bank account (if applicable)	N/A		
17.	Details of proceedings pending against the project	N/A		
18.	RC Conditions Compliances	N/A		
19.	Estimated cost of the project	Rs. 1208.05 Crs.		
20.	Expenditure Incurred	Rs. 16.79 Crs.		
21.	Expenditure to be Incurred	Rs. 1191.26 Crs.		
22.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	120 of 2024 dated 14.08.2024	13.08.2029
	ii)	Zoning Plan Approval	DRG No. DGTCP 10448 dated 20.08.2024	N/A
	iii)	Building plan Approval	Memo no. ZP-2038/JD (RA)/2025/590 dated 07.01.2025	06.01.2030



	iv)	Environmental Clearance	Applied on 18.12.2024	
	v)	Airport Authority clearance	PALM/NORTH/B/121924/142462 3 dated 15.01.2025	14.01.2033
	vi)	Fire scheme approval	Applied on 07.01.2025	
	vii)	Service plan and estimate approval	Applied on 10.01.2025	
23.	Fee details			
		Registration fee	76951.344 * 3.50 * 10 = Rs 26,93,297/-	
		Processing fee	76951.344 * 10 = Rs 7,69,513/-	
		Late fee	N/A	
		Total	Rs 34,62,810 /-	
24.	REF amount			
			Rs. 5,00,000/- Rs. 29,62,810/- Total- Rs. 34,62,810/-	
		REF no. and date	501300 dated 02.01.2025 501311 dated 29.01.2025	
		Name of the bank issuing	ICICI Bank	
		Deficient amount	Nil	
25.	File Status			
		File received on	09.01.2025	
		First hearing on	05.02.2025	
		First notice Sent on	29.01.2025	
		First reply submitted on	31.01.2025	
		Second reply submitted on	04.02.2025	
		Third reply submitted on	13.02.2025	
23.	Case History: -			
	The Promoter M/s Navraj Township Pvt. Ltd. has applied for the registration of real estate mix land use colony namely "The Kingstown Heights" located at Sector- 37D, Gadoli Kalan, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 85026 and RPIN-857. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1826-2024. The application for registration of project was scrutinized and the deficiency notice was issued to the promoter vide notice no. HARERA/GGM/RPIN/857 dated 29.01.2025 with an opportunity of hearing on 05.02.2025.			
	Proceedings dated 05.02.2025			
	Ms. Prachi Singh, Planning Executive briefed about the facts of the project.			
	Sh. Ashok (AR), Sh. Kuldeep (AR) and Sh. Tejasvi (AR) are present on behalf of the promoter and seeks one week time for submission of requisite documents along with board resolution of the land owner company. Further, the AR of the land owning companies shall also attend next hearing to confirm the sharing of units.			
	The matter to come up on 17.02.2025.			

24.	Present compliance status as on 17.02.2025 of the deficiencies conveyed vide notice dated 05.02.2025	<ol style="list-style-type: none"> 1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). Status:- Not done 2. Corrections in the online DPI need to be done. Status:- Not done 3. Deficit fee Rs.29,62,810 /- need to be submitted. Status:- Submitted vide DD no. 501311 dated 29.01.2025 4. Approval letter and plan regarding development of project phases by the competent authority need to be submitted. Status:- Submitted 5. Copy of approved environment clearance needs to be submitted. Status: - Applied on 18.12.2024. Receipt enclosed. However, submitted BG no. 5894NDDG00002925 dated 05.02.2025 amounting to Rs. 25 Lakhs as a guarantee for submission of approval. 6. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted. Status: - Applied on 07.01.2025. Receipt enclosed. However, submitted BG no. 5894NDDG00002725 dated 05.02.2025 amounting to Rs. 25 Lakhs as a guarantee for submission of approval. 7. Copy of fire scheme approval needs to be submitted. Status: - Applied on 07.01.2025. Receipt enclosed. However, submitted BG no. 5894NDDG00002825 dated 05.02.2025 amounting to Rs. 25 Lakhs as a guarantee for submission of approval. 8. Copy of approved Airport Height clearance needs to be submitted. Status:- Submitted 9. A list of units allocated to the landowner and developer in accordance with the collaboration agreement duly signed by both the parties and marked on the approved site plan needs to be submitted. Status:-Submitted 10. Natural conservation zone, Forest land diversion, Power Line shifting NOC/affidavit for non-applicability needs to be submitted. Status:-Undertaking submitted for non- applicability 11. Approval NOCs from the various agencies for connecting external services like road access permission needs to be submitted.
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	<p>Status: - Undertaking submitted stating that the project is duly connected with 24 mtr. Wide internal circulation road and has proper approach to the project site from existing 24 mtr. road.</p> <p>12. Mining permission needs to be submitted. Status: - Not submitted. Further, the affidavit submitted stating that the approval will be submitted within 180 days from the issuance of RC.</p> <p>13. REP-II need to be revised. Status:- Revised</p> <p>14. Layout superimposed on the demarcation plan showing khasra no. needs to be submitted. Status:- Submitted</p> <p>15. Project report need to be revised. Status:-Revised</p> <p>16. PERT chart need to be submitted. Status:- Revised</p> <p>17. Allottee related documents like Application form, Allotment letter, Builder Buyer agreement, conveyance deed and payment receipt needs to be revised. Status:- Revised</p> <p>18. Draft Brochure and advertisement documents needs to be revised. Status:- Revised</p> <p>19. Land cost needs to be clarified according to area apply for registration. Status: - Submitted but needs to be revised</p> <p>20. Affidavit regarding 10% auto deduct from separate bank account needs to be submitted. Status:- Submitted</p> <p>21. COI needs to be provided. Status:- Submitted</p> <p>22. CHG form needs to be submitted. Status:- Affidavit for no loan submitted which states that there is no loan on the project land from any financial institution</p> <p>23. Loan sanction letter along with repayment and disbursement schedule needs to be provided. Status:- Affidavit for no loan submitted which states that there is no loan on the project land from any financial institution</p> <p>24. CA certificate for non-default needs to be revised. Status:- Submitted</p>
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	<p>25. Original Bank undertaking needs to be submitted with the name and employee code of the authorized signatory. Status:- Submitted</p> <p>26. Cash flow statement needs to be revised. Status:- Submitted</p> <p>27. Others in loan and advances needs to be clarified. Status:- Revised</p> <p>28. Quarterly statement of expenditure and sources needs to be provided. Status:- Submitted</p> <p>29. Copy of paid challan of EDC and IDC needs to be provided. Status:- Submitted</p> <p>30. CA certificate for net worth needs to be provided. Status:- Submitted</p> <p>31. CA certificate for expenditure incurred and to be incurred needs to be revised. Status:- Submitted</p> <p>32. Original affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be revised. Status:- Revised</p>
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Remarks	<ol style="list-style-type: none"> 1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). 2. Corrections in the online DPI need to be done. 3. Copy of approved environment clearance needs to be submitted. 4. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted. 5. Copy of fire scheme approval needs to be submitted 6. Mining permission needs to be submitted. 7. Land cost needs to be clarified according to area apply for registration.
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Recommendation: The application submitted by the promoter for 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 approved environment clearance, copy of fire scheme approval, approved service plans and estimates, mining permission, clarification of land cost, correction in DPI and REP-1(A to HJ). Further, the promoter has submitted a BG no. 5894NDDG00002925, 5894NDDG00002825 and 5894NDDG00002725 dated 05.02.2025 amounting to Rs. 25 lakhs each as a security amount to submit the environment clearance, fire scheme approval and approved service plans and estimates within 4 months 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 the environment clearance, fire scheme approval and approved service plans and estimates within 4



months, mining permission before commencement of construction; and clarification of land cost, correction in DPI and REP-1(A to H) before issuance of registration certificate.

(Ashish Dubey)
Chartered Accountant

(Prachi Singh)
Planning Executive

Day and Date of hearing

Monday and 17.02.2025

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 17.02.2025

Ms. Prachi Singh, Planning Executive briefed about the facts of the project.

Sh. Ashok Kumar (AR), Sh. Kuldeep (AR) and Sh. Tejasvi Gahlyan (AR) are present on behalf of the promoter and states that it is an independent license issued by Director of Town and Country Planning Department, Haryana in the year 2024 only for development of mix land use colony and is not part of the any earlier licenses issued to M/s Ramprastha Promoters and Developers Pvt. Ltd.

Approved as proposed.

The RC shall be issued after the above compliances.

(Ashok Sangwan)
Member, HARERA

V.I
(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA