



New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project – Waterside Residences the forest Reserve-II

Promoter - M/s Krisumi Corporation Pvt. Ltd.

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details
1.	Name of the project	Waterside Residence the Forest Reserve-II
2.	Name of the promoter	M/s Krisumi Corporation Pvt. Ltd.
3.	Nature of the project	Group Housing colony
4.	Location of the project	Sector 36A. Gurugram
5.	Legal capacity to act as a promoter	Collaborator (As per License no. 71 of 2024)
6.	Name of the license holder	M/s Krisumi Corporation Pvt. Ltd. (As per license no. 39 of 2013, 85 of 2014 and 166 of 2023) M/s Namo Lands Pvt. Ltd. (As per license no. 71 of 2024)
7.	Status of project	Ongoing
8.	Whether registration applied for whole	Phase
	Total no. of phases	10 (As per revised phasing plan 14.11.2024)
	Phase no.	6
9.	Online application ID	RERA-GRG-PROJ-1901-2025
10.	License no.	39 of 2013 dated 04.06.2013 85 of 2014 dated 08.08.2014 166 of 2023 dated 18.08.2023 71 of 2024 dated 28.06.2024
		Valid upto 03.06.2026 Valid upto 07.08.2029 Valid upto 17.08.2028 Valid upto 27.06.2029
11.	Total licensed area	33.3813 Acres
	Area to be registered	1.3125 Acres
12.	Projected completion date as per REP II	30.06.2031.
13.	QPR Compliances (if applicable)	For RC No. 03 of 2018 dated 08.05.2018: All QPR's submitted For RC No. 59 of 2023 dated 08.05.2023: All QPR's submitted For RC No. 39 of 2024 dated 08.04.2024: All QPR's submitted For RC No. 43 of 2024 dated 15.04.2024: All QPR's submitted
14.	4(2)(I)(D) Compliances (if applicable)	For RC No. 03 of 2018: All 4(2)(I)(D) submitted For RC No. 59 of 2023: All 4(2)(I)(D) submitted For RC No. 39 of 2024: Not applicable For RC No. 43 of 2024: Not applicable
15.	4(2)(I)(C) Compliances (if applicable)	-
16.	Status of change of bank account	No application for change in bank account in any of the registration till date has been received.
17.	Details of proceedings pending against the project	For RC No. 03 of 2018: • RERA-GRG-2091-2020- SCN For 4(2)(I)(D): • RERA-GRG-3185-2022- SCN For 4(2)(I)(D): • RERA-GRG-3571-2022- SCN For QPR: All QPR's submitted For RC No. 59 of 2023, 39 of 2024 & 43 of 2024- No monitoring cases pending
18.	RC Conditions Compliances (if applicable)	For RC No. 03 of 2018: No RC Conditions For RC No. 59 of 2023: Revised Fire Scheme approval and Revised Service Plan and Estimate approval within 3 months- Status: Submitted

Project - Waterside Residences the forest Reserve
Promoter - M/s Krisumi Corporation Pvt. Ltd.

		For RC No. 39 of 2024: Approved Service Plan and Estimate within 4 months- Status: Submitted For RC No. 43 of 2024: Approved Service Plan and Estimate within 4 months- Status: Submitted		
19.	Total no. of towers	1 Towers (G+42)		
20.	Total no. of units	Residential units: 244		
21.	Total project cost	Rs 473.82 crore		
22.	Expenditure incurred	Rs 23.01 crore		
23.	Expenditure to be incurred	Rs 450.81crore		
24.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	39 of 2013 dated 04.06.2013 85 of 2014 dated 08.08.2014 166 of 2023 dated 18.08.2023 71 of 2024 dated 28.06.2024	03.06.2026 07.08.2029 17.08.2028 27.06.2029
	ii)	Zoning Plan Approval	Drg. No. DGTCP 9506 dated 21.08.2023	
		Revised Zoning plan approval	Drg No. DTCP 10307 dated 01.07.2024	
	iii)	Building plan Approval	ZP-915/PA(DK)/2023/2405 dated 25.01.2023	24.01.2028
		Building plan Approval	ZP-915/PA(DK)/2024/5471 dated 13.02.2024	12.02.2029
		Building plan Approval	ZP-915A/JDCRA/2025/2922 dated 23.01.2025	22.01.2030
	iv)	Approved phasing plan	Drg no. DGTCP 9763 dated 02.11.2023	-
		Revised approved phasing plan	Drg no. DTCP 10577 dated 14.11.2024	-
	v)	Environmental Clearance	SEIAA/HR/2023/406 dated 18.12.2023	17.12.2033
		Revised Environment Clearance approval	Applied on 12.03.2024	(EC for additional area needs to be submitted)
	vi)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2022/941/5042-5045 dated 07.12.2022	06.12.2030
			AAI/RHQ/NR/ATM/NOC/2022/948/5058-5061 dated 07.12.2022	06.12.2030
			AAI/RHQ/NR/ATM/NOC/2024/972/3425-28 dated 28.10.2024	27.10.2032
			AAI/RHQ/NR/ATM/NOC/2024/973/3429-32 dated 28.10.2024	27.10.2032
	vii)	Fire scheme approval	Applied on 13.02.2025	
	viii)	Service plan and estimate approval	Applied on 13.02.2025	
	xi)	Electrical load availability connection	Memo no. Ch. 38/ Drg.- PLC dated 24.10.2024.	

Project – Waterside Residences the forest Reserve
Promoter - M/s Krisumi Corporation Pvt. Ltd.

25.	Fee Details	
	Registration Fee	44,332.85 x 3.62 x 10 =Rs 16,04,849/-
	Processing Fee	44,332.85 x 10 =Rs 4,43,329/-
	Late Fee	The licenses on which the applied phase is proposed are 39 of 2013, 85 of 2014, 166 of 2023 & 71 of 2024. Whereas it is noticed that the building plan for applied phase i.e., phase 6 is approved by DTCP vide memo no ZP-915A/JDCRA/2025/2922 on 23.01.2025 and in earlier approved building plans the applied phase is depicted as future development.
	Total Fee	= 16,04,849 + 4,43,329 = Rs. 20,48,178/-
26.	DD amount	Rs 20,36,000/- Rs. 53,700/- Total = Rs. 20,89,700/-
	DD no. and date	SMBCH25066472008 dated 07.03.2025. SMBCH25097437523 dated 07.04.2025.
	Name of the bank issuing	Sumitomo Mitsui Banking Corporation
	Deficient amount/ Excess amount	20,48,178 - 20,89,700 = Rs. - 41,522/- (NIL)
	File Status	Date
27.	File received on	17.03.2025
	First notice Sent on	03.04.2025
	1st hearing on	07.04.2025
	Documents submitted on	07.04.2025
	2nd hearing on	16.04.2025
28.	Case History:	<p>The Promoter Krisumi Corporation Pvt. Ltd. who is a collaborator applied for the registration of real estate group housing colony namely "Waterside Residences the forest Reserve-II" located at Sector-36A, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 87696 dated 17.03.2025 and RPIN-883. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1901-2025.</p> <p>The project area for registration is 1.3125 acres out of the licensed area i.e., 33.3813 acres vide License no – 39 of 2013 dated 04.06.2013 valid upto 03.06.2026, 85 of 2014 dated 08.08.2014 Valid upto 07.08.2029, 166 of 2023 dated 18.08.2023 valid upto 17.08.2028 and 71 of 2024 dated 28.06.2024 valid upto 27.06.2029.</p> <p>The total licensed area of the colony is 33.3813 acres. The group housing colony is proposed to be developed in ten phases. Now, the promoter has applied for phase 6 of the project.</p> <p>The phase details of the total project area which are registered in the authority are as follows:-</p> <ol style="list-style-type: none"> 1. Phase-1 of the project admeasuring area 5.4375 acres was registered in the Authority vide registration no. RC/REP/HARERA/GGM/2018 dated 08.05.2018 which was valid up to 31.12.2023 + 6 months COVID 19 i.e., 30.06.2024. 2. The building plans of the project were revised vide memo no. ZP-915/PA(DK)/2023/2405 dated 25.01.2023 valid up to 24.01.2028.

3. Phase- 2 of the project admeasuring area 3.8860 acres was registered in the Authority vide registration no. RC/REP/HARERA/GGM/715/447/2023/59 dated 08.05.2023 which is valid upto 31.12.2028.
4. The building plans of the project was again revised vide memo no. ZP-915/PA(DK)/2024/5471 dated 13.02.2024 valid upto 12.02.2029.
5. Phase- 3 of the project admeasuring area 5.0951 acres was registered in the Authority vide registration no. RC/REP/HARERA/GGM/812/544/2024/39 dated 08.04.2024 which is valid upto 14.10.2029.
6. Phase- 4 of the project admeasuring area 0.7850 acres was registered in the Authority vide registration no. RC/REP/HARERA/GGM/816/548/2024/43 dated 15.04.2024 which is valid upto 31.12.2029.
7. The additional license has been obtained vide license no. 71 of 2024 dated 28.06.2024 Valid upto 27.06.2029. The total license area now becomes 33.3813 Acres.
8. The phasing plan has been revised by DTCP vide Drg no. DTCP 10577 dated 14.11.2024 and accordingly, the building plan of the project has been approved for phase 5, 6 and 8 by DTCP vide memo no. ZP-915A/JDCRA/2025/2922 dated 23.01.2025 valid upto 22.01.2030.
9. The promoter has applied for the Phase 5 of the Project on 28.02.2025 and applied for phase 6 on 17.03.2025 along with equivalent EWS component, but the promoter has not applied in the Authority for phase 7 and 8 yet.

The public notice with regard to the revised phasing has been published in three newspapers i.e., Hindustan Times, The Times of India and Navbharat Times dated 02.04.2025 against which no objections has been received in the Authority.

On 07.04.2025, the matter has been adjourned to 16.04.2025 at 3 pm.

The status of documents is mentioned below-

29.	Present compliance status as on 07.04.2025 of deficient documents conveyed vide notice dated 02.04.2025	<ol style="list-style-type: none"> 1. Deficit fee of Rs 53,611/- needs to be paid. The fees is calculated as per the approved building plans. Status: Submitted Rs 53,700/- vide UTR No. SMBCH25097437523 dated 07.04.2025. 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: Submitted but needs to be revised. 3. Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted. Status: Submitted but needs to be revised. 4. The phasing of the project has been revised due to the additional license i.e., 71 of 2024, along with changes to the already registered Phase 4. Accordingly, this needs to be clarified. Status: The promoter submitted a clarification regarding the above query, stating that in the earlier phasing plan, the area of Phase 4 was 1.545 acres. However, during the approval of the building plans for Phase 4, the area under the 90m road was not considered by DTCP, and the final
------------	--	--

		<p>area of Phase 4 was 0.785 acres. The same area (0.785 acres) is registered with the authority.</p> <p>5. Environment clearance for whole area needs to be submitted. Status: Not submitted.</p> <p>6. Fire scheme approval needs to be submitted. Status: Not submitted, applied on 13.02.2025.</p> <p>7. Approved Service plan and Estimates need to be submitted. Status: Not submitted, applied on 13.02.2025.</p> <p>8. Road access permission needs to be submitted. Status: Not submitted, promoter stated that the road is already connected.</p> <p>9. Affidavit/ NOC for Natural Conservation zone, Tree Cutting, Forest Land diversion and Power line Shifting needs to be submitted. Status: Affidavit submitted for non- applicability.</p> <p>10. Layout plan superimposed on the demarcation plan needs to be submitted. Status: Submitted.</p> <p>11. Project report needs to be submitted. Status: Submitted</p> <p>12. REP-II needs to be revised as per the prescribed format and duly notarized. Status: Submitted.</p> <p>13. Draft allottees documents i.e., application form & conveyance deed needs to be revised. Status: Submitted but needs to be revised.</p> <p>14. Draft allottees documents i.e., allotment letter & builder buyer agreement needs to be revised as per prescribed format. Status: Submitted but needs to be revised.</p> <p>15. Draft brochure/advertisement needs to be submitted. Status: Submitted.</p> <p>16. Mining permission needs to be submitted. Status: The promoter stated that they are in the process of obtaining the Environmental clearance, which is a prerequisite for applying for mining permission. The mining will be obtained after EC is obtained.</p> <p>17. Land cost needs to be clarified according to area apply for registration. Status: Submitted.</p> <p>18. KYC of project consultant needs to be provided. Status: Submitted.</p> <p>19. MOA, AOA and COI need to be submitted. Status: Submitted.</p> <p>20. CA certificate for non-default needs to be revised. Status: Submitted.</p>
--	--	--



		<p>21. PAN, TAN and GST certificate of the promoter needs to be provided. Status: Submitted</p> <p>22. CA certificate regarding REP I needs to be provided. Status: Submitted.</p> <p>23. CA certificate for net worth of the promoter needs to be submitted. Status: Submitted, but latest net worth certificate needs to be submitted.</p> <p>24. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be provided. Status: Submitted.</p> <p>25. Cash flow statement needs to be provided. Status: Submitted</p> <p>26. ROC details from MCA site needs to be provided. Status: Submitted.</p> <p>27. Board resolution for operation of bank account needs to be submitted. Status: Submitted</p> <p>28. Bank undertaking needs to be provided. Status: Submitted.</p> <p>29. Quarterly statement of expenditure and sources needs to be provided. Status: Submitted, but cost of construction needs to be submitted as per quarter.</p> <p>30. Copy of paid challan of EDC and IDC needs to be provided. Status: Submitted.</p>
30.	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. Environment clearance for whole area needs to be submitted.</p> <p>4. Fire scheme approval needs to be submitted.</p> <p>5. Approved Service plan and Estimates needs to be submitted.</p> <p>6. Draft allottees documents i.e., application form & conveyance deed needs to be submitted.</p> <p>7. Draft allottees documents i.e., allotment letter & builder buyer agreement needs to be submitted as per prescribed format.</p> <p>8. Mining permission needs to be submitted.</p> <p>9. CA certificate for net worth of the promoter needs to be submitted.</p> <p>10. Quarterly statement of expenditure and sources needs to be revised.</p>

Recommendation - All the required documents for registration under section 4 of the Act, 2016 have been submitted except Environmental Clearance, fire scheme approval, approved service plans and estimates, corrections in form A-H and DPI, mining permission and draft allottees documents. The

5


HARERA
GURUGRAM

Project – Waterside Residences the forest Reserve
Promoter - M/s Krisumi Corporation Pvt. Ltd.

Authority may consider for grant of registration upon submission of DD's/BG's of Rs 25 lakhs each for the submission of environmental clearance, fire scheme approval and approved service plans and estimates within four months of the issuance of registration certificate, mining permission before start of excavation work and draft allottees documents before issuance of RC.

Asha
Asha

Chartered Accountant

Shashank

Shashank Sharma
Associate Engineer Executive

Day and Date of hearing Monday and 21.04.2025

Proceeding recorded by Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 21.04.2025.

Sh. Shashank Sharma, Associate Engineer Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

Sh. Akash Khurana (AR), Sh. Parijat Pandey (AR) and Sh. Pranoy (AR) are present on behalf of the promoter and states that EC, fire scheme approval and approved SPE has been applied to the competent authorities.

Keeping in view of the above, it is decided that requisite BG's/DD of Rs. 25 lakhs each for the submission of EC, approved fire scheme and approved SPE within four months shall be submitted. The mining permission shall be obtained before start of excavation at site. The promoter is further directed to apply for the phase 7 and amendment in phase 2 within 2 months as per the revised building plans approved by DTCP vide memo no ZP-915A/JDCRA/2025/2922 dated 23.01.2025 valid upto 22.01.2030.

Approved as proposed. The RC shall be issued after submission of corrections in form A-H and DPI & remaining documents along with the BG/DD as per above.

(Ashok Sangwan)
(Ashok Sangwan)
Member, HARERA

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

(Arun Kumar)
(Arun Kumar)
Chairman, HARERA

