

HARYANA REAL ESTATE REGULATORY AUTHORITY

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project - Waterside Residences the forest Reserve

S.N	Hear	ng brief for registration of P	roject u/	RERA-GRG-1886-20
	0 Particulars	Details	- oject u/	
1.	Name of the project	Watanaida D. 11		the second s
2.	Name of the promoter	Waterside Residences the forest Reserve		
3.	Nature of the project	M/s Krisumi Corporatio	n Pvt. Lto	d.
4.	Location of the project	Group Housing colony		and the own of the owned of the
5.	Legal capacity to act as a	Sector 36A. Gurugram	241113	
- 173	promoter	Collaborator (As per Lice	ense no. 1	71 of 2024)
6.	Name of the license holder			d. (As per license no. 39 of 2013, 8
7.	Status of project	M/s Namo Lands Pvt. Ltc	. (As per	license no. 71 of 2024)
8.	Whether registration	Ungoing		
	applied for whole	rilase		gauges in
	Total no. of phases	10 (As per revised phasir	g nlan 1	4 11 2024)
0	Phase no.	5	5 plan 1	4.11.2024)
9.	Online application ID	RERA-GRG-PROJ-1886-20)25	
10.	License no.	39 of 2013 dated 04.06.2	112	17.31.1
	and the second s	85 of 2014 dated 08.08.20	114	Valid upto 03.06.2026
	Country of the second	166 of 2023 dated 18.08.1	0022	Valid upto 07.08.2029
		71 of 2024 dated 28.06.20	124	Valid upto 17.08.2028
11.	Total licensed area	2220101	rea to be	Valid upto 27.06.2029 5.1743 Acres
12.	Projected completion date	re	gistered	
13.	ADD C II	As per REP II 30.06.2031		
	applicable) (if	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)(l)(D) Compliances (if	For PC No. 02 of 2010 All	ed 15.04.	2024: All QPR's submitted
	applicable)	For RC No. 03 of 2018: All	4(2)(1)(1	D) submitted
		For RC No. 59 of 2023: All	4(2)(I)(L	0) submitted
	CONTROL OF ADAMPT	For RC No. 39 of 2024: Not	applical	ble
5.	4(2)(l)(C) Compliances (if applicable)	For RC No. 43 of 2024: Not	applicat	ole
6.	Status of change of bank	No application for 1		I Water All
	account	till data has b	in bank	account in any of the registration
7.	Details of proceedings	and date has been received.	× 1	
-	pending against the project	For RC No. 03 of 2018:		
	r and a game the project	RERA-GRG-2091-2	020- SCN	For 4(2)(l)(D):
	STATES 10.20%	• RERA-GRG-3185-2	022- SCN	For $4(2)(1)(D)$
	and the second second	 RERA-GRG-3571-2 	122- SCN	For OPD, All ODD'
1		. 01 110 110. 39 01 2023, 39 0	f 2024 &	43 of 2024- No monitoring cases
3.	DC Con litt o	pending		
	RC Conditions Compliances (if applicable)	For RC No. 03 of 2018: No I	C Condi	tions
	(in applicable)	For RC No. 59 of 2023: Re	vised Fir	e Scheme annual I P
		Service Plan and Estima Submitted	te appro	oval within 3 months- Status:

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 (विभियमन और विकास) अधिनियम, 2016की पारा 20के अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016का धारा 20क अर्तगत गठित प्राधिकरण भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16



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		in an abirst she has a	For RC No. 39 of 2024: Approved Service Pl months- Status: Submitted For RC No. 43 of 2024: Approved Service Pl months- Status: Submitted	an and Estimate within 4
19.S	Total n	o. of towers	2 Towers (G+40 & G+ 38) and proportionate EWS units i.e. equal to 1245.85 som.	
20	Residential units: 298 & EWS units: 53		Residential units: 298 & EWS units: 53	and the second second
20.			Rs 162.09 crore	
21.	Evnond	liture incurred	Rs 158.73 crore	and the second
22.	-	the he incurred	Rs 3 36 crore	
23.	Statutory approvals either app		blied for or obtained prior to registration	
24.		Particulars	Date of approval	Validity upto
	S.No 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	and a sufficient of the
	-	Revised Zoning plan approval	Drg No. DTCP 10307 dated 01.07.2024	Plant and
	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	13. Qeti Campila 13. Qeti Campila
		Revised approved phasing plan	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 heigh clearance	t AAI/RHQ/NR/ATM/NOC/2022/941/ 5042-5045 dated 07.12.2022	06.12.2030
	12196.91	clearance	AAI/RHQ/NR/ATM/NOC/2022/948/ 5058-5061 dated 07.12.2022	06.12.2030
		10)(0(5))-107 108	AAI/RHQ/NR/ATM/NOC/2024/972/ 3425-28 dated 28.10.2024	27.10.2032
bs	niddor	Alighter and the Master Martin Change and Master	AAI/RHQ/NR/ATM/NOC/2024/973/ 3429-32 dated 28.10.2024	27.10.2032
	vii)	Fire schem approval	Applied on 13.02.2025	
			d Applied on 13.02.2025	

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	xi)	Electrical load availability connection	Memo no. Ch. 38/ Drg PLC dated 24.10.2024
25.	Fee D	etails	
	Regist	tration Fee	62832.174 x 3.62 x 10=Rs 22,74,525/-
	Proce	ssing Fee	62832.174 x 10=Rs 6,28,322/-
	Late F	ee To have been and store to rule geoblic of a difficult to be a difficult and the	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 5 is proposed on 23.01.2025 and in earlier approved building plans the applied phase is depicted as future development.
	Total		Rs 29,02,847/-
26.	DD an	nount	Rs 28,28,350/-
			Rs 75,000/- vide
	DD no	and date	SMBCH25059458115 dated 28.02.2025
	037		UTR No. SMBCH25079496893 dated 20.03.2025.
	Name	of the bank issuing	Sumitomo Mitsui Banking Corporation
27		ent amount	Nil
27.	File St	atus	Date
		eceived on	28.02.2025
		otice Sent on	
			20.03.2025
	1 st hea	aring on	20.03.2025 24.03.2025
28.	1 st hea 2 nd he Case H The Pr estate	aring on aring on listory: omoter Krisumi Corpor group housing colony n	24.03.2025 07.04.2025 preponed to 31.03.2025 ration Pvt. Ltd. who is a license holder applied for the registration of rea amely "Waterside Residences the forest Reserve" located at Sector-36A
28.	1st hea 2nd hea Case H The Pr estate (Gurugh receipt PROJ-1 The pr no - 3 07.08.2 Valid u The to develo The ph Phase- registr 6 mont 915/P.	aring on aring on listory: omoter Krisumi Corpor group housing colony n ram under section 4 of t no. 87696 dated 28.02 1886-2025. oject area for registratio 9 of 2013 dated 04.06. 2029, 166 of 2023 date upto 27.06.2029. tal licensed area of the ped in ten phases. Now tase details of the total p 1 of the project adm ation no. RC/REP/HAR ths COVID 19 i.e., 30.06. A(DK)/2023/2405 date	24.03.2025 07.04.2025 preponed to 31.03.2025

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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 up to 14.10.2029.

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 up to 31.12.2029.

Accordingly, the additional license has been obtained vide license no. 71 of 2024 dated 28.06.2024 Valid up to 27.06.2029. The total license area is 33.3813 Acres. The building plan of the project has been revised vide memo no. ZP-915A/JDCRA/2025/2922 dated 23.01.2025 valid up to 22.01.2030. Now, the promoter has applied for Phase 5 of the Project.

In phase 5 as per the approved building plans, the promoter is developing 2 towers and a proportionate increase in EWS units.

Building Type	Description	FAR Area	Units
Tower 7.1	G + 40	34821.03 sqm	150
Tower 7.2	G + 38	26765.294 sqm	148
EWS	Proportionate increase in EWS units in phase V	1245.85 sqm	53

On 27.03.2025, the matter for the hearing has been preponed to 31.03.2025 as per the directions of the authority.

The status of documents is mentioned below-

29.	Present compliance status as on 07.04.2025 of deficient documents conveyed vide notice dated 24.03.2025	 Deficit fee of Rs 74,497/- needs to be paid. The fees is calculated as per the approved building plans. Status: Submitted Rs 75,000/- vide UTR No. SMBCH25079496893 dated 20.03.2025. 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.
	er Fritt Brito balen Fritz fu B 16 famili Filip of 20 film RS05	 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.
	 A providence of property A providence of the property A providence of the section of	 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 area of Phase 4 was 0.785 acres. The same area (0.785 acres) is registered with the authority. Environment clearance for whole area needs to be submitted. Status: Not submitted, applied on 12.03.2024 Fire scheme approval needs to be submitted.

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	Status: Not submitted applied 10 RERA-GRG-1886-202
had a work the productor and a second	and an ite and and an ite and an
	- pproved Service plan and Estimator need to b
	and a submittee, applied on 12 02 200 m
Intribution when a succession	or Demarcation plan needs to be submitted
	Status: Not submitted
to been warming sit to area	 Approval NOC from concerned agency for connecting external service like road access permission and her connecting external
the second second second	
and with the strength to an a strength to a	Submitted, promoter stated that it
the state in the second state in the second s	
	10. Affidavit/ NOC for Natural Conservation
have see an	
and a (1.) (10(11) reache for be bene and	
distributed and an enviro	11. Layout plan superimposed on the demarcation plan needs to be submitted.
and a provide the second s	submitted.
	Status: Not submitted
beingen at a	12. Project report along with the h
and in the resident	12. Project report along with the brochure of current project and project photos needs to be submitted.
a set of the state of the state of the set o	Status: Submitted
	13. REP-II needs to be reading to
	 REP-II needs to be revised as per the prescribed format and duly notarized.
in a soil and search to be provided on	Status: Submitted.
	14. Information to reason
a harden and harden and harden	14. Information to revenue department for all the licenses pertaining to the phase V needs to be submitted.
	i de la meeus to de submitted
de su sta entre en entre service en	Status: Not Submitted
	.5. Draft allottees documents i.e. application form & conveyance deed needs to be revised
a state of the transfer of the state of the	e e e e e e e e e e e e e e e e e e e
1	Status: Not Submitted
The start is a start of the start of the	6. Draft allottees documents i.e. allotment letter & builder buyer agreement needs to be revised as a
and the second process and the second	to be revised as per prescribed format
1	
	7. Draft Advertisement needs to be submitted.
	Status: Submitted
Pada rabar and da ana 1	3. Mining permission needs to be submitted.
THE REPORT OF A DESCRIPTION OF A DESCRIP	Status: The promoter stated that they are in the
the series in party traditioned in	
	a applying lor mining normicsis-
in ortuke Areas uneals for be fuller	
19	. Land cost needs to be clarified according to area apply for registration.
NUMBER OF ATTRACT RESPONDED	
transition of more	Status: Not Submitted
20	KYC of project consultant needs to be provided
Contraction of the Locate Difference of the	status: submitted
21.	MOA, AOA and COI need to be submitted.
	Status: Submitted.

22. CA certificate for non-default needs to be revised.

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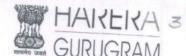
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Project - Waterside Residences the forest Reserve RERA-GRG-1886-2025

	 Status: Submitted. 23. PAN, TAN and GST certificate of the promoter needs to be provided. Status: Submitted 24. CA certificate regarding REP I needs to be provided. Status: Not submitted 25. CA certificate for net worth of the promoter needs to be submitted. Status: Submitted, but latest net worth certificate needs to be submitted. 26. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(1)(D) needs to be provided. Status: Submitted but needs to be notarized. 27. Cash flow statement needs to be provided. Status: Not submitted 28. Bank undertaking needs to be provided. Status: Submitted, but needs to be revised. 29. Quarterly statement of expenditure and sources needs to be provided. Status: Not Submitted. 30. Copy of paid challan of EDC and IDC needs to be provided.
30. Remarks	 Status: Submitted. 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. Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted. 3. 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 plan for Phase 4, the area under the 90m road was not considered by DTCP, and the final area of Phase 4 was 0.785 acres. This same area is now registered with the authority. 4. Environment clearance for whole area needs to be submitted. 5. Fire scheme approval needs to be submitted. 6. Approved Service plan and Estimates needs to be submitted. 7. Demarcation plan needs to be submitted. 8. Approval NOC from concerned agency for connecting externa service like road access permission needs to be submitted. Status: Not submitted, promoter stated that the road i already connected.

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	9. Layout plan superimposed on the l
	submitted.
	10. Information to revenue department for all the licenses pertaining to the phase V needs to be submitted
	needs to be revised.
	 12. Draft allottees documents i.e. allotment letter & builder buyer agreement needs to be revised as per prescribed format. 13. Mining permission needs to be submitted.
	14. Land cost needs to be clarified according to area apply for registration.
	15. CA certificate regarding PEP I people in the
	submitted.
	 17. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be notarized. 18. Cash flow statement needs to be provided.
	17. Dank undertaking needs to be revised
	20. Quarterly statement of expenditure and sources needs to be provided.
Asha	Supika
Chartered Accountant	Deepika
Day and Date of hearing	Monday and 31.03.2025 Planning Executive
Proceeding recorded by	Ram Niwas

Ram Niwas Proceedings dated: 31.03.2025

PROCEEDINGS OF THE DAY

Ms. Deepika, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Akash Khurana (AR), Sh. Prannoy Satpathy (AR) and Sh. Parijat Pandey (AR) are present on behalf of the

In view of the revision in the phasing plan, a two-week public notice for revision be published in three newspapers (two Hindi and one English) of vide circulation for the phase V as well Phase VI separately The matter to come up on 16.04.2025 at 3.00 PM.

On leave (Ashok Sangwan) Member, HARERA

(Arun Kumar) Chairman, HARERA

(Vijay Kumar Goyal) Member, HARERA

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PROCESSINGS OF MICDAY

Contractings dated, 31 mil 2023

and periods Planning Exceptive and Rd. Anna. Charteried Approximity by Ether done that acts of my project Sh. Aka sh Huurana (AR), Sh. Prannoy Supatity (AP) and Sh.Fudjah Bunder (AR) and present on behalf of my projectors.

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