

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details
1.	Name of the project	Waterside Residences the forest Reserve
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.	5
9.	Online application ID	RERA-GRG-PROJ-1886-2025
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 5.1743 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



		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. S	Total no. of towers	2 Towers (G+40 & G+ 38) and proportionate EWS units i.e. equal to 1245.85 sqm.		
20.	Total no. of units	Residential units: 298 & EWS units: 53		
21.	Total project cost	Rs 162.09 crore		
22.	Expenditure incurred	Rs 158.73 crore		
23.	Expenditure to be incurred	Rs 3.36 crore		
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 availability connection load	Memo no. Ch. 38/ Drg.- PLC dated 24.10.2024
25.	Fee Details Registration Fee Processing Fee Late Fee Total Fee	 62832.174 x 3.62 x 10=Rs 22,74,525/- 62832.174 x 10=Rs 6,28,322/- 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. Rs 29,02,847/-
26.	DD amount DD no. and date Name of the bank issuing Deficient amount	Rs 28,28,350/- Rs 75,000/- vide SMBCH25059458115 dated 28.02.2025 UTR No. SMBCH25079496893 dated 20.03.2025. Sumitomo Mitsui Banking Corporation Nil
27.	File Status File received on First notice Sent on 1st hearing on 2nd hearing on	Date 28.02.2025 20.03.2025 24.03.2025 07.04.2025 preponed to 31.03.2025
28.	Case History: The Promoter Krisumi Corporation Pvt. Ltd. who is a license holder applied for the registration of real estate group housing colony namely "Waterside Residences the forest Reserve" located at Sector-36A, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 87696 dated 28.02.2025 and RPIN-879. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1886-2025. The project area for registration is 5.1743 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. 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 5 of the Project. The phase details of the total project area which are registered in the authority are as follows: 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. 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. 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 up to 31.12.2028. The building plans of the project were again revised vide memo no. ZP-915/PA(DK)/2024/5471 dated 13.02.2024 valid up to 12.02.2029.	

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	<ol style="list-style-type: none"> 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. 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. 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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	<p>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. Demarcation plan needs to be submitted. Status: Not submitted</p> <p>9. Approval NOC from concerned agency for connecting external service like road access permission needs to be submitted. Status: Not submitted, promoter stated that the road is already connected.</p> <p>10. 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>11. Layout plan superimposed on the demarcation plan needs to be submitted. Status: Not submitted</p> <p>12. Project report along with the brochure of current project and project photos needs to be submitted. Status: Submitted</p> <p>13. REP-II needs to be revised as per the prescribed format and duly notarized. Status: Submitted.</p> <p>14. Information to revenue department for all the licenses pertaining to the phase V needs to be submitted. Status: Not Submitted</p> <p>15. Draft allottees documents i.e. application form & conveyance deed needs to be revised. Status: Not Submitted</p> <p>16. Draft allottees documents i.e. allotment letter & builder buyer agreement needs to be revised as per prescribed format. Status: Not Submitted</p> <p>17. Draft Advertisement needs to be submitted. Status: Submitted</p> <p>18. 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>19. Land cost needs to be clarified according to area apply for registration. Status: Not Submitted</p> <p>20. KYC of project consultant needs to be provided. Status: Submitted</p> <p>21. MOA, AOA and COI need to be submitted. Status: Submitted.</p> <p>22. CA certificate for non-default needs to be revised.</p>
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		<p>Status: Submitted.</p> <p>23. PAN, TAN and GST certificate of the promoter needs to be provided.</p> <p>Status: Submitted</p> <p>24. CA certificate regarding REP I needs to be provided.</p> <p>Status: Not submitted</p> <p>25. CA certificate for net worth of the promoter needs to be submitted.</p> <p>Status: Submitted, but latest net worth certificate needs to be submitted.</p> <p>26. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be provided.</p> <p>Status: Submitted but needs to be notarized.</p> <p>27. Cash flow statement needs to be provided.</p> <p>Status: Not submitted</p> <p>28. Bank undertaking needs to be provided.</p> <p>Status: Submitted, but needs to be revised.</p> <p>29. Quarterly statement of expenditure and sources needs to be provided.</p> <p>Status: Not Submitted.</p> <p>30. Copy of paid challan of EDC and IDC needs to be provided.</p> <p>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. Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted.</p> <p>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.</p> <p>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.</p> <p>4. Environment clearance for whole area needs to be submitted.</p> <p>5. Fire scheme approval needs to be submitted.</p> <p>6. Approved Service plan and Estimates needs to be submitted.</p> <p>7. Demarcation plan needs to be submitted.</p> <p>8. Approval NOC from concerned agency for connecting external service like road access permission needs to be submitted.</p> <p>Status: Not submitted, promoter stated that the road is already connected.</p>



HARERA 3

GURUGRAM

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

9. Layout plan superimposed on the demarcation plan needs to be submitted.
10. Information to revenue department for all the licenses pertaining to the phase V needs to be submitted.
11. Draft allottees documents i.e. application form & conveyance deed 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 REP I needs to be provided.
16. Latest CA certificate for net worth of the promoter needs to be submitted.
17. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(1)(D) needs to be notarized.
18. Cash flow statement needs to be provided.
19. Bank undertaking needs to be revised.
20. Quarterly statement of expenditure and sources needs to be provided.

Asha
Asha

Chartered Accountant

Day and Date of hearing

Proceeding recorded by

Monday and 31.03.2025

Ram Niwas

Deepika
Deepika

Planning Executive

PROCEEDINGS OF THE DAY

Proceedings dated: 31.03.2025

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 promoter.

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 wide circulation for the phase V as well Phase VI separately applied.

The matter to come up on 16.04.2025 at 3.00 PM.

On leave
(Ashok Sangwan)
Member, HARERA

Vijay
(Vijay Kumar Goyal)
Member, HARERA

Arun Kumar
(Arun Kumar)
Chairman, HARERA

