Project – Urban Resort Phase 3
RERA-GRG-1935-2025

Hearing brief for amendment 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 – 6)		
	Phase no. applied	3		
	Nature of phase	Commercial		
9.	Online application ID	RERA-GRG-PROJ-1935-2025		
10.	License no.	263 of 2023 dated 12.12.2023 158 of 2024 dated 20.11.2024		Valid upto 11.12.2028 valid upto 19.11.2029
11.	Total licensed area	19.23126 acres (After de-licensing of 0.77083 acres)	**Area to be registered**	2.5090 acres
12.	Projected completion date	OC – 30.09.2031 CC – 31.12.2031		
13.	QPR Compliances (if applicable)	For RC No. 65 of 2024, RC No. 66 of 2024 & RC No. 67 of 2024: Submitted till January – March 2025		
14.	4(2)(l)(D) Compliances (if applicable)	For RC No. 65 of 2024, RC No. 66 of 2024 & RC No. 67 of 2024: Not applicable		
15.	4(2)(l)(C) Compliances (if applicable)	For RC No. 65 of 2024, RC No. 66 of 2024 & RC No. 67 of 2024: Applied for amendment u/s 4		
16.	Status of change of bank account	For RC No. 65 of 2024, RC No. 66 of 2024 & RC No. 67 of 2024: No application received.		
17.	Details of proceedings pending against the project	For RC No. 65 of 2024, RC No. 66 of 2024 & RC No. 67 of 2024: No proceedings pending		
18.	RC Conditions Compliances (if applicable)	For RC No. 65 of 2024, RC No. 66 of 2024 & RC No. 67 of 2024: Approved Service Plans & Estimates & Fire Scheme Approval within 3 months from the grant of registration: Status- Submitted		
19.	Present stage of completion in phase 3 (%)	0.97%		
20.	Total Project cost	Rs 49.91 Cr.		

21.	Project expenditure so far	Rs 5.60 Cr		
22.	Estimated expenditure for completion so far	Rs 44.31 Cr		
23.	Number of units	1 Commercial Block		
24.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	263 of 2023 dated 12.12.2023 158 of 2024 dated 20.11.2024	11.12.2028 19.11.2029
	ii)	Combined zoning plan approval	Drg. no. DTCP 10617 dated 20.11.2024	
		Revised Zoning Plan Approval	Drg. No. DTCP 10823 dated 29.01.2025	
	iii)	Building plan Approval	ZP-1942/AD(VK)/2024/14580 dated 16.05.2024	15.05.2029
		Additional cum revised Building plan approval	ZP-1942-II/SD (RD)/2025/12535 dated 08.04.2025	07.04.2030
	iv)	Revised phasing plan	DRG No. DTCP 10830 having memo no ZP-1942-II/SD(RD)/2025/12531 dated 08.04.2025	
	v)	Environmental Clearance	EC24B3812HR5211336N dated 05.06.2024	04.06.2034
		Environment Clearance approval for expansion cum modification	EC24B3812HR5699058N dated 19.02.2025	18.02.2035
	vi)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2024/23/70-73 dated 11.01.2024	10.01.2032
		Airport height clearance	AAI/RHQ/NR/ATM/NOC/2025/90/326-29 dated 27.01.2025	26.01.2033
	vii)	Fire scheme approval	FS/2024/1035 dated 01.08.2024	
		Revised Fire scheme approval	Not submitted (applied on 11.04.2025)	
	viii)	Service plan and estimate approval	LC-5229/JE(AK)-2024/28716 dated 12.09.2024	
		Revised Service plan estimates approval	Not submitted	
	ix)	Electrical load availability connection	Memo no. Ch. 56/ Drg. - PLC dated 02.12.2024 (Not submitted for whole area)	
	Fee Details			

25.	**Note: At the time of registration of commercial part of group housing colony, the fee was calculated as per earlier FAR factor & FAR area i.e. 3.5 & 2566.756 acres, but after revision in the building plans vide memo no. ZP-1942-II/SD(RD)/2025/12535 dated 08.04.2025 and revised phasing vide memo no. DTCP 10830 dated 31.01.2025 from DTCP, Haryana, the FAR factor & FAR area is revised i.e. 4 & 3897.087 acres respectively.**	
	Registration Fee	3897.087 * 4 * 20 = Rs 3,11,767/-
	Processing Fee	3897.087 * 10 = Rs 38,971/-
	Late Fee	Not applicable
	Total Fee	Rs 3,50,738/-
26.	**RTGS/DD amount**	Rs 2,06,000/- Rs 1,00,000/- Rs 1,00,000/- Total= Rs 4,06,000/-
	RTGS/DD no. and date	Ref no. 40527185906263 dated 27.05.2024 517100 dated 16.04.2025 517097 dated 16.04.2025
	Name of the bank issuing	Online transfer ICICI Bank
	Registration fee already paid which is to be adjusted and consider now.	Rs 1,79,673/-
	Processing fee already paid which is not considered now as the application has been amend from 2.832 acres to 2.5090 acres	Rs 25,668/-
	Amount paid to be considered	4,06,000 – 25,668= Rs 3,80,332/-
	Excess amount paid by the promoter	3,50,738 – 3,80,332= Rs 29,594/- (Excess amount)
	Deficient amount	Nil
27.	**File Status**	**Date**
	File received on	16.04.2025
	Additional documents	22.04.2025 (Consents submitted)
	Deficiency notice dispatched on	07.05.2025
	First hearing on	12.05.2025
28.	**Case History:** **DTCP has granted license no. 263 of 2023 dated 12.12.2023 valid upto 11.12.2028 & 158 of 2024 dated 20.11.2024 valid upto 19.11.2029 for development of mix land use colony over an area measuring 19.23126 acres (After de-licensing of 0.77083 acres) in sector-103, Gurugram.** **Further, it is noted that the project area i.e. 2.832 acres has already been registered with the authority as commercial part of the group housing colony as phase 3. Now, the**	

	applicant promoter (i.e. M/s Whiteland Corporation Pvt. Ltd.) who is a license holder has applied for amendment in commercial part namely "Urban Resort Phase 3" located at Sector-103, Gurugram vide central receipt no. 90036 dated 16.04.2025 and RPIN-898 after grant of approval of revised building plans vide memo no. ZP-1942-II/SD(RD)/2025/12535 dated 08.04.2025 and revised phasing vide memo no. DTCP 10830 dated 31.01.2025 from DTCP, Haryana. Accordingly, the area of the phase 3 is reduced to 2.5090 acres from 2.832 acres. The application for registration of Phase-3 commercial colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/898 dated 07.05.2025 was issued to the promoter with an opportunity of being heard on 12.05.2025. The public notice was published in 3 leading newspapers 1 Hindi and 2 English on 23.04.2025 namely Punjab Kesari, The Tribune and Hindustan Times. Whereas, till date no objection has been received. The promoter has submitted a reply on 08.05.2025 which were scrutinized and the status of the documents is mentioned below.	
29.	**Present compliance status as on 12.05.2025 of deficit documents conveyed through notice dated 07.05.2025.**	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: Not submitted** 2. Corrections marked on the hard copy of online DPI need to be done. **Status: Not submitted** 3. As there is revision in building plans, hence the changes made in the revised building plans in tabular form and duly marked on site plan needs to be submitted. **Status: Submitted** 4. Booking list of units sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat/shop no., carpet area, date of booking, average rate, and total consideration (along with paid amount and pending amount) needs to be submitted. **Status: Submitted** 5. List of the unsold units as on date of the application for extension of registration which includes unit no and unit area needs to be provided. **Status: Submitted** 6. Revised Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. **Status: Not submitted, applied on 11.04.2025** 7. Revised approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. **Status: Not submitted**

		8. Approval NOC from concerned agency for connecting external service like road access permission needs to be submitted. **Status: Affidavit cum undertaking submitted, stating that 20 m wide road in already constructed for complete access to the project.** 9. Electrical load availability connection for whole licensed area needs to be submitted. **Status: Submitted** 10. Mutation, jamabandi and Akshjra certified by revenue officer not more than 6 months prior to the date of application needs to be submitted. **Status: Submitted** 11. Information to revenue department needs to be submitted for whole licensed area. **Status: Submitted** 12. A land title search report for the last 30 years, certified by an advocate with their bar enrolment number and dated recently, needs to be submitted. **Status: Submitted** 13. Forest land diversion NOC, Power Line shifting NOC, Natural conservation zone NOC or affidavit for non- applicability needs to be submitted. **Status: Affidavit cum undertaking submitted for forest land diversion & Natural Conservation zone and for powerline shifting a permission for shifting/ raising height of 66 kV D/C line has been issued from HVPN vide memo no. Ch-37/TSG-576 dated 04.03.2025.** 14. The layout plan superimposed on the demarcation plan needs to be submitted. **Status: Submitted** 15. Project report along with project photos needs to be submitted. **Status: Submitted** 16. PERT Chart specifying date of completion needs to be submitted. **Status: Submitted** 17. Draft brochure and advertisement need to be revised. **Status: Submitted** 18. Copy of executed application form, allotment letter, BBA and Conveyance deed and payment receipt needs to be submitted. **Status: Not submitted, as promoter stated that there will be no sale in this phase.** 19. Draft allottees documents i.e., application form, allotment letter, BBA, conveyance deed, payment receipt as per prescribed format needs to be submitted.

		Status: Affidavit cum undertaking submitted, stating that the promoter will not sale the units falling under phase 3. 20. Land cost needs to be clarified according to area apply for registration along with the sales deed of the land. **Status: Submitted** 21. Affidavit of 10% auto deduct of EDC from separate RERA account needs to be submitted. **Status: Submitted** 22. CA certificate for expenditure incurred and to be incurred needs to be provided. **Status: Submitted** 23. Cash flow statement needs to be submitted. **Status: Not submitted** 24. CA certificate for REP I needs to be submitted. **Status: Submitted** 25. Quarterly statement of expenditure and sources needs to be submitted. **Status: Submitted** 26. CA certificate for net worth needs to be provided. **Status: Latest needs to be submitted.** 27. CA certificate for non-default needs to be submitted. **Status: Not submitted** 28. Affidavit regarding arrangement with the separate bank account under section 4(2)(l)(D) of the Act needs to be revised. **Status: Submitted** 29. Latest non encumbrances certificate not below the rank of tehsildar needs to be submitted. **Status: Submitted** 30. Financial resources need to be met with project cost. **Status: DPI not submitted.** 31. KYC of project consultant needs to be submitted. **Status: Submitted** 32. Loan sanction and repayment schedule needs to be provided. **Status: Submitted** 33. NOC from lender needs to be provided. **Status: Submitted** 34. Bank undertaking needs to be submitted. **Status: Not submitted** 35. Board resolution for operation of bank account as per RERA regulation needs to be submitted along with KYC of the authorized person to operate the bank account. **Status: Submitted**
30.	**Remarks**	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. 3. Revised Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. 4. Revised approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. 5. Copy of executed application form, allotment letter, BBA and Conveyance deed and payment receipt needs to be submitted. **Status: Not submitted, as promoter stated that there will be no sale in this phase.** 6. Draft allottees documents i.e., application form, allotment letter, BBA, conveyance deed, payment receipt as per prescribed format needs to be submitted. **Status: Affidavit cum undertaking submitted, stating that the promoter will not sale the units falling under phase 3.** 7. Cash flow statement needs to be submitted. 8. Latest CA certificate for net worth needs to be provided. 9. CA certificate for non-default needs to be submitted. 10. Financial resources need to be met with project cost.

Recommendation - All the required documents for registration under section 4 of the Act, 2016 have been submitted except approved fire scheme, corrections in form A-H and DPI. The Authority may consider for grant of addendum certificate upon submission of DD/BG of Rs 25 lakh for the submission of approved fire scheme within four months from the date of grant of addendum certificate.

Asha
Chartered Accountant

Deepika
Planning Executive

Day and Date of hearing	Monday and 12.05.2025
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 12.05.2025

Ms. Deepika, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

Sh. Navdeep Sardana, Sh. Deepak Pant (AR), Ms. Monika Balhara (AR) are present on behalf of promoter and states that DTCP has granted the additional license vide license No. 158 of 2024 dated 20.11.2024, for an area of 9.7271 acres and the total area of the projects now becomes 19.23126 acres. Further, DTCP has approved the revised phasing vide DRG No. DTCP 10830 having memo no ZP-1942-II/SD(RD)/2025/12531 dated 08.04.2025 and the additional cum revised building plan was approved vide Memo No. ZP-1942-II/SD (RD)/2025/12535 dated 08.04.2025.

The AR submits that as per the revised phasing plan there are total 6 phases now. The AR further submits that this application is for the amendment of the project "Urban Resort Phase- 3" for an area measuring 2.832 acres which was registered with the Authority vide RC no 67 of 2024 dated 18.06.2024. The AR further submits that service plans and estimates of the whole licensed area i.e.,

19.23126 acres has been approved by DTCP vide memo no LC-5229-D/JE(AK)/2025/17299 dated 09.05.2025 and copy of the same is being submitted in the Authority. Further Fire scheme approval for the whole project i.e., 19.23126 acres has been applied in the concerned department and further request to consider one security amount in all the five applications as all phases are under a single licensed colony and thus single approval for fire scheme will be issued by the concerned department.

In view of the same, request is allowed. Further, the promote shall submit the BG/DD of Rs 25 lakhs as a security amount to submit the approved fire scheme for the whole project within 4 months of the issuance of addendum certificate.

Approved as proposed. The addendum certificate shall be issued after the submission of form A-H, DPI and other deficit documents along with BG/DD as above.

Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA