

Project hearing brief

S.No.	Particulars	Details	
1.	Name of the project	JMD Suburbio-1	
2.	Name of the promoter	M/s JMD Ltd.	
3.	Nature of the project	Commercial project	
4.	Location of the project	Sector- 67, Gurugram	
5.	Legal capacity to act as a promoter	BIP Holder	
6.	Status of project	Ongoing	
7.	Whether registration applied for whole/ Phase	Phase	
8.	No. of phases	2	
9.	Phase no. applied for registration	1	
10.	Online application ID	RERA-GRG-PROJ-762-2021	
11.	License no.	291 of 2007 dated 31.12.2007	Valid upto 30.12.2024
12.	Total licensed area	4.237 acres	Area to be registered 2.912 acres
13.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity upto
	i)	License Approval	30.12.2024
	ii)	Zoning Plan Approval	
		05.06.2008	
	iii)	Building plan Approval	12.11.2018 (OC received dated 18.10.2018)
	iv)	Environmental Clearance	15.04.2014 (CTO obtained dated 20.08.2021)
	v)	Airport height clearance	04.06.2013 (OC received dated 18.10.2018)
	vi)	Fire scheme approval	-
	vii)	Service plan and estimate approval	23.05.2016
14.	File Status	Date	
	File received on	03.09.2021	
	First notice Sent on	09.09.2021	
	First hearing on	21.09.2021	
	Second hearing on	27.09.2021	

	Third hearing on	11.10.2021
	Fourth hearing on	26.10.2021
	Fifth hearing on	27.10.2021
	Sixth hearing on	21.12.2021
13.	Status of Documents	<ol style="list-style-type: none"> 1. Deficit Fee- Rs 23,43,419/-. Status: Not submitted. 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: Not submitted. 3. DPI needs to be corrected. Status: Submitted, needs to be corrected. 4. Mutation, jamabandi and aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Submitted. 5. Non-encumbrance certificate needs to be submitted. Status: Submitted. 6. Information to the revenue department regarding the entry of project land licensed and bonded for setting up of a colony. Status: Submitted. 7. Project report needs to be revised. Status: Not submitted. 8. Approvals / NOC's from various agencies for connecting external services like roads, storm water drainage and sewerage disposal needs to be submitted. Status: Applied for storm water drainage and sewerage disposal, pending for approval. 9. Quarterly schedule physical progress of infrastructure and services needs to be filled in DPI. Status: Submitted. 10. Draft Allotment letter is not as per the prescribed format. Status: Submitted. 11. Draft Builder Buyer Agreement is not as per the prescribed format. Status: Submitted, needs to be revised. 12. Pert Chart needs to be revised. Status: Submitted, needs to be revised. 13. List of sold and unsold inventory needs to be submitted. Status: Submitted. 14. Cost of land needs to be corrected as per the applied area of the project. Status: Submitted. 15. Cost of conversion, license fees, EDC, IDC needs to be clarified. Status: Submitted. 16. KYC of project consultant needs to be submitted. Status: Not submitted.

	17. CA certificate for financial and inventory details needs to be submitted. Status: Submitted.
Deficit Documents	<ol style="list-style-type: none"> 1. Deficit Fee- Rs 23,43,419/-. 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. 3. DPI needs to be corrected. 4. Project report needs to be revised. 5. Approvals / NOC's from various agencies for connecting external services like storm water drainage and sewerage disposal needs to be submitted. 6. Draft Builder Buyer Agreement is not as per the prescribed format. 7. Pert Chart needs to be revised. 8. KYC of project consultant needs to be submitted.
Day and Date of hearing	Tuesday and 21.12.2021
Proceeding recorded by	
<p>Case History: The promoter M/s JMD Ltd. who is a BIP Holder for 2.912 applied for the registration of commercial project namely "JMD Suburbio-1" located at Sector-67, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 22947 dated 03.09.2021 and RPIN-372. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-762-2020. The project area for registration is 2.912 acres out of the licensed area i.e. 4.237 acres. License no - 291 of 2007 dated 31.12.2007. The licensed area of the project is 4.237 acres. Further, the project is divided into 2 phases i.e 1 Phase- I - 2.912 acres 2 Phase- II - 1.325 acres The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/372 dated 09.09.2021 was issued to the promoter with an opportunity of being heard on 21.09.2021. The promoter submitted the reply on 20.09.2021, after scrutiny of the reply remaining deficiencies were conveyed to the promoter. On 21.09.2021, the promoter requested for one week time for rectification of deficiencies and the authority grants the same. The matter to come up on 27.09.2021. On 27.09.2021, the authority directed the promoter to remove the above mentioned deficiencies and the matter to come up on 11.10.2021. On 11.10.2021, the promoter was requested for the adjournment to submit the deficit documents and the Authority considered the request. The matter to come up on 26.10.2021. On 26.10.2021, the matter was adjourned and fixed for 27.10.2021. On 15.11.2021, the promoter submitted the reply which was scrutinized and the remaining deficiencies are mentioned below:</p> <ol style="list-style-type: none"> 1. Deficit Fee- Rs 23,43,419/-. 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. 3. DPI needs to be corrected. 4. Project report needs to be revised. 5. Approvals / NOC's from various agencies for connecting external services like storm water drainage and sewerage disposal needs to be submitted. 6. Draft Builder Buyer Agreement is not as per the prescribed format. 	

7. Pert Chart needs to be revised.
8. KYC of project consultant needs to be submitted.


ASHISH KUSH
 Planning Executive
 3/1/2021

REPRESENTED THROUGH

Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Sh. Sunil Bedi	Managing Director	9811034823	
2.	Sh. Karan Bedi	Director	9899006699	

PROCEEDINGS OF THE DAY


Proceedings dated: 21.12.2021


Sh. Ashish Kush, Planning Executive briefed about the facts of the project.

Sh. Sunil Bedi (MD) and Sh. Karan Bedi (Director) are present on behalf of the promoter.

The promoter submitted that on 19.09.2018 A to H information was filed for generation of temp ID along with deposition of fee of Rs. 4,30,000/- online. Although no application was submitted in the Authority along with necessary documents and the information filed online in A to H format lapsed in due course. The promoter insisted that late fee shall not be charged. The matter was discussed at length and finally it was decided that matter be referred for legal opinion to Ms. Geeta Rathee Singh, Legal Officer for which a separate application shall be moved by the promoter along with justification.

The matter to come up on 10.01.2022


Vijay Kumar Goyal
 (Member)


Dr. K.K. Khandelwal
 (Chairman)