

**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	Date of approval	Validity upto
	i)	License Approval	291 of 2007 dated 31.12.2007	30.12.2024
	ii)	Zoning Plan Approval	05.06.2008	
	iii)	Building plan Approval	13.11.2013	12.11.2018 (OC received dated 18.10.2018)
	iv)	Environmental Clearance	16.04.2009	15.04.2014 (CTO obtained dated 20.08.2021)
	v)	Airport height clearance	27.10.2008	04.06.2013 (OC received dated 18.10.2018)
	vi)	Fire scheme approval	15.06.2017	
	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		



	<b>Third hearing on</b>	11.10.2021
	<b>Fourth hearing on</b>	26.10.2021
	<b>Fifth hearing on</b>	27.10.2021
	<b>Sixth hearing on</b>	21.12.2021
	<b>Seventh hearing on</b>	10.01.2022
<b>13.</b>	<b>Status of Documents</b>	<ol style="list-style-type: none"> <li>1. Deficit Fee- Rs 19,13,419/- Status: Not Submitted.</li> <li>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.</li> <li>3. DPI needs to be corrected. Status: Submitted, needs to be corrected.</li> <li>4. Project report needs to be revised. <b>Status: Submitted.</b></li> <li>5. Approvals / NOC's from various agencies for connecting external services like storm water drainage and sewerage disposal needs to be submitted. Status: Sewerage disposal approval dated 18.11.2021 submitted. Applied for storm water drainage, pending for approval.</li> <li>6. Draft Builder Buyer Agreement is not as per the prescribed format. <b>Status: Submitted.</b></li> <li>7. Pert Chart needs to be revised. <b>Status: Submitted.</b></li> <li>8. KYC of project consultant needs to be submitted. <b>Status: Submitted.</b></li> </ol>
	<b>Deficit Documents</b>	<ol style="list-style-type: none"> <li>1. Deficit Fee- Rs 19,13,419/-</li> <li>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.</li> <li>3. DPI needs to be corrected.</li> <li>4. Approvals / NOC's from various agencies for connecting external services like storm water drainage needs to be submitted.</li> </ol>
<b>Day and Date of hearing</b>		Monday and 10.01.2022
<b>Proceeding recorded by</b>		Ramniwas
<b>Case History:</b>		
<p>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.</p> <p>The licensed area of the project is 4.237 acres. Further, the project is divided into 2 phases i.e</p> <p>1 Phase- I - 2.912 acres 2 Phase- II - 1.325 acres</p>		

The application for registration was scrutinized and 1<sup>st</sup> 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 27.10.2021, the authority directed the promoter to submit the deficit documents and fixed the matter for 21.12.2021. On 15.11.2021, the promoter submitted the reply which was scrutinized and the remaining deficiencies were conveyed to the promoter. On 21.12.2021, the authority decided to refer the matter to Ms. Geeta Rathee Singh for legal opinion regarding the late fee and fix the matter for 10.01.2022. The promoter submitted the reply dated 24.12.2021 and 07.01.2022 which was scrutinized and mentioned below:

1. Deficit Fee- Rs 19,13,419/-
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. Approvals / NOC's from various agencies for connecting external services like storm water drainage needs to be submitted.

  
 ASHISH KUSH  
 10/01/2022  
 PLANNING EXECUTIVE  
**Planning Executive**

**REPRESENTED THROUGH**

Sr. no.	Name	Designation	Mobile No.	E-mail
1.				

**PROCEEDINGS OF THE DAY**


Proceedings dated: 10.01.2022

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

No one is present on behalf of the promoter.

The promoter request for the adjournment through an email dated 10.01.2022. The promoter failed to remove the deficiencies in spite of repeated reminders and opportunities of being heard on 21.09.2021, 27.09.2021, 11.10.2021, 26.10.2021, 27.10.2021, 21.12.2021, 10.01.2021. Neither the deficit fee has been deposited till date. In view of same it was decided to issue a show cause notice as to why the application for registration of their project be not rejected. The matter to come up on 14.02.2022.

  
**Vijay Kumar Goyal**  
 (Member)

  
**Dr. K.K. Khandelwal**  
 (Chairman)

