



**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
	i)	License Approval	291 of 2007 dated 31.12.2007
	ii)	Zoning Plan Approval	05.06.2008
	iii)	Building plan Approval	13.11.2013
	iv)	Environmental Clearance	16.04.2009
	v)	Airport height clearance	27.10.2008
	vi)	Fire scheme approval	15.06.2017
	vii)	Service plan and estimate approval	23.05.2016
14.	File Status	Date	

	<b>File received on</b>	03.09.2021
	<b>First notice Sent on</b>	09.09.2021
	<b>First hearing on</b>	21.09.2021
	<b>Second hearing on</b>	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>Eighth hearing on</b>	14.02.2022
	<b>Ninth hearing on</b>	28.02.2022
<b>13.</b>	<b>Status of Documents</b>	<ol style="list-style-type: none"> <li>1. Deficit Fee- Rs 19,13,419/- <b>Status- Submitted.</b></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- Submitted, needs to be corrected.</li> <li>3. DPI needs to be corrected. Status- Submitted, 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. Status- Not submitted.</li> </ol>
	<b>Deficit Documents</b>	<ol style="list-style-type: none"> <li>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.</li> <li>2. DPI needs to be corrected.</li> <li>3. 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 28.02.2022
	<b>Proceeding recorded by</b>	Ram Niwas
	<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</p> <p>2 Phase- II - 1.325 acres</p> <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</p>	

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 conveyed to the promoter. On 10.01.2022, the authority decided to issue a show cause notice before the rejection and fixed the matter for 14.02.2022.

On 09.02.2022 and 11.02.2022, the promoter submitted the reply which was scrutinized and the remaining deficiencies are mentioned below:

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. DPI needs to be corrected.
3. Approvals / NOC's from various agencies for connecting external services like storm water drainage needs to be submitted.

On 14.02.2022, the AR of the promoter company informs that in response to the notice issued by the Authority dated 14.01.2022, the deficiencies have been rectified except for minor corrections in online DPI and form A to H. Further, the promoter company has applied for issuance of NOC for storm water and the same is expected within a week by which time, the requisite corrections in online DPI and from A to H will be submitted. The matter to come up on 28.02.2022.

*Ashish*  
28/02/22  
Planning Executive

**REPRESENTED THROUGH**

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

**PROCEEDINGS OF THE DAY**

Proceedings dated: 28.02.2022

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


Ms. Priyanka Aggarwal (Advocate) is present on behalf of the promoter. The promoter has submitted detailed reply along with related annexures in reference to deficiency notice issued by the Authority vide letter dated 10.01.2022 and in reference to discussions during last hearing. The Planning Executive Sh. Ashish Kush points out that there still some corrections required to be made in form A to H and online DPI as remaining observations/deficiencies stand rectified. Regarding obtaining of the NOC for storm water, AR informs that



the OC for the project has been already been obtained on 18.10.2018 and thereafter sewer connection has also been obtained and for storm water, the rain water harvesting system has been operationalized, a copy of sewerage connection and provisioning of rain water harvesting system shall be submitted along with minor rectification in from A to H and online DPI within one week.

The matter to come up on 07.03.2022.

  
Vijay Kumar Goyal  
(Member)

  
Dr. K.K. Khandelwal  
(Chairman)