

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्स्यू,डी. विश्राम गृह, सिविल लाईस, गुरुग्राम, हरियाणा

JMD Suburbio-1 RERA-GRG-PROJ-762-2021

Project hearing brief

S.No.	Parti	culars	Details				
1.	Name	of the project	JMD Suburbio-1				
2.	Name	of the promoter	M/s JMD Ltd.				
3.	Natur	re of the project	Commercial project				
4.	Locat	ion of the project	Sector- 67, Gurugram				
5.		capacity to act as a	BIP Holder				
6.	Statu	s of project	Ongoing				
7.	Whet		Phase				
8.		phases	2				
9.	Phase	^	1				
10.	Onlin	e application ID	RERA-GRG-PROJ-762-2021				
11.		se no.	291 of 2007 dated		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				

	Third hearing on	11.10.2021		
	Fourth hearing on	26.10.2021		
	Fifth hearing on	27.10.2021		
	Sixth hearing on	21.12.2021		
	Seventh hearing on	10.01.2022		
	Eighth hearing on	14.02.2022		
	Ninth hearing on	28.02.2022		
	Tenth hearing on	07.03.2022		
13.	Status of Documents	 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. DPI needs to be corrected. Status- Submitted, needs to be corrected. Approvals / NOC's from various agencies for connecting external services like storm water drainage needs to be submitted. Status- Not submitted. 		
	Deficit Documents	 The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. DPI needs to be corrected. Approvals / NOC's from various agencies for connecting external services like storm water drainage needs to be submitted. 		
Day and Date of hearing		Monday and 07.03.2022		
Proc	ceeding recorded by	Ram Niwas		

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 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. On 28.02.2022, the Authority directed the promoter to submit the provisioning of rain water harvesting system alongwith the minor rectification in from A to H and online DPI and matter was fixed for 07.03.2022.

Planning Executive

		REPRESENT	ED THROUGH	
Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Ms. Priyanka Aggarwal	AR	9971959992	iabmpagarwal@gmail.co m
2.	Sh. Rajesh Soni	VP	9811431724	rajeshsoni@jmdgroup.in
3.	Sh. Karan Bedi	Director	9899006699	karanbedi@jmdgroup.in
		PROCEEDING	GS OF THE DAY	

Proceedings dated: 07.03.2022

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

Ms. Priyanka Aggarwal (AR), Sh. Rajesh Soni (VP) and Sh. Karan Bedi (Director) are present on behalf of the promoter.



The Authority directed the promoter to submit the corrected Online DPI, Form (A-H) and a report regarding the rain harvesting system within a week.

The matter to come up on 14.03.2022.

Vijay Kumar Goyal (Member) Dr. K.K. Khandelwal (Chairman)