

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	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
	Eleventh hearing on	14.03.2022
13.	Status of Documents	<ol style="list-style-type: none"> 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- Submitted. 2. DPI needs to be corrected. Status- Submitted. 3. Approvals / NOC's from various agencies for connecting external services like storm water drainage needs to be submitted. Status- Rainwater harvesting report submitted.
	Deficit Documents	All the deficiencies are removed except correction in form A-H.
Day and Date of hearing		Monday and 14.03.2022
Proceeding recorded by		Ram Niwas
Case History:		
<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 1 Phase- I - 2.912 acres 2 Phase- II - 1.325 acres</p> <p>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.</p> <p>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</p>		

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 were conveyed to the promoter.

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. On 07.03.2022, 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.

1. The correction in the form A-H needs to be done.



Planning Executive

REPRESENTED THROUGH

Sr. no.	Name	Designation	Mobile No.	E-mail
1.				
2.				


PROCEEDINGS OF THE DAY

Proceedings dated: 14.03.2022

Sh. Jyoti Yadav, Coordinator Planning Branch 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) within a week.

The matter to come up on 21.03.2022.



Vijay Kumar Goyal
(Member)



Dr. K.K. Khandelwal
(Chairman)

