Project – M3M Capital
RERA-GRG-1157-2022

Project hearing brief

S.No.	Particulars	Details		
1.	Name of the project	M3M Capital		
2.	Name of the promoter	M/s Union Buildmart Pvt Ltd.		
3.	Nature of the project	Mixed Land Use		
4.	Location of the project	Sector- 113, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Status of project	Ongoing		
7.	Whether registration applied for whole	NO (In 4 phases)		
8.	Phase no.	1		
9.	Online application ID	RERA-GRG-PROJ-1157-2022		
10.	License no.	106 of 2021 dated 16.12.2021		Valid upto 15.12.2026
11.	Total licensed area	15.0312 acres	**Area to be registered**	4.8560 acres
12.	Project Completion Date	30.06.2026		

13. **Statutory approvals either applied for or obtained prior to registration**

S.No	Particulars	Date of approval	Validity upto
i)	License Approval	106 of 2021 dated 16.12.2021	15.12.2026
ii)	Zoning Plan Approval	DTCP-8254 dated 15.04.2022	
iii)	Building plan Approval	ZP-1531/PA(DK)/2022/27776 dated 12.09.2022	11.09.2027
iv)	Environmental Clearance	SEIAA/HR/2019/162A dated 16.07.2019	15.07.2026
	Expansion	Applied on 12.04.2022	
v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2015/221/931-34 dated 12.04.2022	22.08.2026 (Revalidated)
vi)	Fire scheme approval	Not Provided	
vii)	Service plan and estimate approval	Applied on 12.04.2022	

14. **Fee Details**

Registration Fee

Statement of Permissible FAR for the entire/whole project.

S no	Permissible FAR Type	TOD FAR	TDR FAR	Total FAR
1	Residential	188796.129 (86% of Total TOD FAR)	1000	189786.129
2	Commercial	30734.253(14% of Total TOD FAR)	10600	41334.253
3	Total	219530.382	11600	231130.382

		Statement of Proposed FAR in Phase-1 (Referring to the Area summary mentioned in the approved site plan, the FAR for the residential component in Phase-1 is 78,643.68 sqm, since the promoter has already paid fees as per FAR granted in NILP policy, the differential due to the enhanced FAR is being paid here.) **1. Residential FAR= 78,643.69 Sqm*1.3*10 =10,19,970/- Less already paid at time of registration under NILP Rs,9,31,200/- Balance Payable Rs. 88,770/-**
	Processing Fee	1. Residential FAR= 78,643.69 Sqm*10 =7,86,437/-
	Late Fee	N/A
	Total Fee	Rs 8,75,207/-
15.	DD amount	DD1 Registration Fees Rs 88,800/- DD2 Processing Fees Rs 1,08,700/-
	DD no. and date	DD1 500997 dated 14.09.2022 DD2 500998 dated 14.09.2022
	Name of the bank issuing	ICICI Bank, M3M Tee Point Branch Sector 65, Gurugram
	Deficient amount	Rs 6,77,707/-
16.	**File Status**	**Date**
	File received on	14.09.2022
	Deficiency conveyed on	22.09.2022
	First hearing on	27.09.2022
	Second hearing on	28.09.2022
13.	**Status of documents**	1. Deficit Fee- Rs 6,77,707/- Status: Not Submitted. 2. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Not Submitted. 3. Online DPI needs to be corrected. Status: Not Submitted. 4. Expansion of Environment Clearance needs to be submitted. Status: Not Submitted. 5. Revised Fire Scheme approval needs to be submitted. Status: Not Submitted. 6. Revised service plan and estimates needs to be submitted. Status: Not Submitted. 7. The consent of two-third allottees needs to be submitted. Status: Not Submitted.
14.	**Deficit documents**	1. Deficit Fee- Rs 6,77,707/- 2. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. 3. Online DPI needs to be corrected. 4. Expansion of Environment Clearance needs to be submitted.

		5. Revised Fire Scheme approval needs to be submitted. 6. Revised service plan and estimates needs to be submitted. 7. The consent of two-third allottees needs to be submitted.

Case History:

The total licensed area of the colony is 15.03125 acres. The net planned area of the licensed colony is 14.98385 acres. The colony was initially approved as Group Housing under New Integrated License Policy (NILP) vide License No. 106 of 2021 dated 16.12.2021. The colony is proposed to be developed in phases and accordingly Phase No. 1 has been registered under RERA Act, 2016 by HRERA Authority, Gurugram vide Registration No. 06 of 2022 dated 02.02.2022 for permissible FAR = 64003.067 sq.mts. Further, the Project Proponent has been granted additional FAR by DTCP under Transfer of Development Rights Policy dated 16.11.2021 as per following TDR certificates:-

(a) Additional Residential FAR in TDR (TDR Certificate No. 01 of 2022 dated 07.04.2022) for 1000 sq.mts.

(b) Additional Commercial FAR in TDR (TDR Certificate No. 01 of 2022 dated 07.04.2022) for 10600 sq.mts.

As the said colony is situated in the intense zone (within 500 mts. of TOD Zone), the Project proponent has been allowed by DTCP to avail the enhanced FAR of 3.50 as per TOD Policy – 2016 and as amended from time to time vide DTCP Memo No 27733 dated 12.09.2022. Additionally, the Project Proponent has availed the 12% GRIHA FAR in the said colony.

As per the revised building plans, the permissible FAR is as below:-

Sl. No.	Permissible FAR type	TOD FAR (in sq.mts.	TDR FAR (in sq.mts.)	TOTAL FAR (in sq.mts.)
1	Residential	188796.129 (86% of total TOD FAR)	1000	189796.129
2	Commercial	30734.253 (14% of total TOD FAR)	10600	41334.253
3	Total	219530.382	11600	231130.382

The revised building plans have been approved vide DTCP Memo No. 27776 dated 12.09.2022. Accordingly, now the phase wise description is as below:-

S No.	Phase Name	Comprises of
1	M3M CAPITAL (Already RERA registered & being applied for revision/ supersessions separately	a) Land area under this Phase is = 20250.976 sq. mtrs. b) Approved residential FAR = 78643.688 sq.mts. c) Five residential towers namely Tower No. 1,2,3A,3B & 3C. Out of these, except for 22nd to 36th floor in Tower 3C, the rest of the Towers have already been registered under RERA, 2016 vide Registration No. 06 of 2022 dated 02.02.2022 bearing name as **"M3M CAPITAL".** d) Now with the revision of the building plans after availing additional FAR under TOD and TDR policies, the existing RERA registered project details of Phase-1 are also being applied separately, for revision of / supersession of existing RERA registered project of Phase-1 in order to include the following additional building blocks/

		towers:- i. 22nd to 36th floor in Tower – 3C (detailed inventory submitted as part of DPI) ii. EWS block (complete block) iii. Nursery School iv. Primary School e) The total no. of general category dwelling units in Phase-1 are = 700, EWS = 306 for entire colony. f) Two level basements for parking and services purpose. The parking provision for the dwelling units in Phase – 1 is proposed to be confined to the basement (s) under Phase – 1 land profile as far as possible, with some spillover, if required, on adjoining phase as well.
2	M3M CAPITAL PHASE-2 **(Presently applied RERA application)**	a) Land area under this is 31217.20 sq. mtrs. b) The approved **residential FAR = 1,07,942.352 sq.mts.** **c)** The approved **commercial FAR is 40,556.076 sq.mts.** d) This Phase is proposed to comprise of the following:- i. Residential towers 4A, 4B, 5A, 5B, 5C & 6A. Total number of dwelling units = 763. ii. Entire commercial / retail including the retail portion below Residential Towers 1 & 2. iii. Club. a) All the residential towers are S+36 floors. b) Commercial / retail area is spread across 6 levels i.e. (LG+GF+UGF+FF+SF+TF). c) Two level basements for parking and services purpose. The parking provision for the dwelling units in Phase – 2 is proposed to be confined to the basement (s) under Phase – 2 land profile as far as possible, with some spillover, if required, on adjoining phase as well.
3	3 (name yet not finalized)	This phase is proposed for future construction.
4	4 (name as yet not finalized)	This phase is proposed for future construction

The balance FAR area i.e., difference of permissible FAR vs approved FAR is 3988.266 sq.mts. (231130.382 – (78463.488+107942.352+40556.076)) will be constructed in above mentioned future construction area. The Project proponent may obtain additional FAR under TDR policy as approved by DTCP from time to time. At present, the max. Permissible FAR is 5.0 under TOD+TDR.
The common areas and facilities in the respective phases/ Colony will be as per declaration to be filed after grant of occupation permission as per provisions of Haryana Apartment Ownership Act, 1983.

As per the approved layout plan the commercial FAR of 2612.285 sq m is shown in Phase I. However, the promoter is utilizing the same in the Phase 2 alongwith the commercial FAR in Phase 2.

The Promoter M/s Union Buildmart Pvt. Ltd. who is a collaborator applied for the registration of real estate mixed land use colony namely "M3M Capital" located at Sector-113, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 18352/40992 dated 14.09.2022 and

RPIN-512. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1157-2022. The project area for registration is 4.8560 out of the licensed area i.e., 15.0312 acres vide License no –106 of 2021 dated 16.12.2021. The application for registration was scrutinized and the deficiencies were conveyed to the promoter and matter is fixed for 27.09.2022.

On 27.09.2022, the matter was adjourned and fixed for 28.09.2022.

Phasing as has been done by DTCP, Haryana is to be strictly followed. The commercial area falling in phase-1 as demarcated by DTCP is to be included in the phase-1 only, not in phase-2 with other commercial areas which are forming part of phase-2 as demarcated by DTCP.
The environment clearance of the project is approved for the total built up area 288350.2075 sq. mts. and the built-up area for both the phase-1 and phase-2 is 231130.382 sq. mts. which is well within the existing environmental approval which was obtained prior to approval of license and the building plan. Now, the promoter has to obtain revised environmental clearance from the competent authority. As has been informed by the promoter that revised service plans and estimates have been approved by GMDA and DTCP approval is to be obtained.
The AR of the promoter stated that they have applied for the approval of fire scheme and copy of the fire scheme submitted by them and also copy of the service plans and estimates shall be submitted in the Authority.
As all prerequisites for considering grant of registration have been complied except those mentioned above subject to condition that BG/Cheques/DD amounting to Rs. 25 lakh each as a guarantee to submit the environmental approval, fire scheme approval and service plans and estimates approval shall be submitted within 3 months otherwise same may be forfeited. The Authority may grant registration. The deficient fee if any on account of inclusion of the commercial area of the phase-1 as demarcated by the DTCP and left out by the promoter from inclusion in the phase-1 shall be paid by the promoter or adjusted by the Authority if already paid in excess in phase-2. Further the AR of the promoter informed that they shall submit the cheques in the Authority. Necessary corrections in the DPI and online A to H Form shall be made by the promoter.

28/09/2022

(Asha)
Chartered Accountant

(Ashish Kush)
Planning Executive

Day and Date of hearing	Wednesday and 28.09.2022
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 28.09.2022.

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

Sh. Manik Sharma (AS) and Sh. Abhijeet Singh (AS) are present on behalf of the promoter.

Approved as proposed.

(Sanjeev Kumar Arora)
Member, HARERA, Gurugram

(Ashok Sangwan)
Member, HARERA, Gurugram

(Dr. K.K. Khandelwal)
Chairman, HARERA, Gurugram