

**Project - M3M Capital Phase 2
 RERA-GRG-1153-2022**
Project hearing brief

S.No.	Particulars	Details					
1.	Name of the project	M3M Capital Phase 2					
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.	2					
9.	Online application ID	RERA-GRG-PROJ-1153-2022					
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	7.7139 acres			
12.	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 Approval plan	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				
13.	Fee Details						
	Registration Fee		Statement of Permissible FAR				
			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-2						

		1. Residential FAR= 1,07,942.35 Sqm*1.78*10 = Rs 19,21,513/- 2. Commercial FAR=40,556.08 Sqm*0.67*20= Rs 5,42,502/-
	Processing Fee	(a) Residential FAR= 1,07,942.35 Sqm*10 = Rs 10,79,424/- (b) Commercial FAR=40,556.08 Sqm*10=Rs 4,05,561/-
	Late Fee	N/A
	Total Fee	Rs 39,49,000/-
14.	DD amount	DD1 Registration Fees Rs 24,64,150/- DD2 Processing Fees Rs 14,85,100/-
	DD no. and date	DD1 501000 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	NIL
15.	File Status	Date
	File received on	14.09.2022
	Deficiency conveyed on	22.09.2022
	First hearing on	27.09.2022
13.	Status of documents	<ol style="list-style-type: none"> 1. 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. 2. Online DPI needs to be corrected. Status: Not Submitted. 3. Expansion of Environment Clearance needs to be submitted. Status: Not Submitted. 4. Revised Fire Scheme approval needs to be submitted. Status: Not Submitted. 5. Revised service plan and estimates needs to be submitted. Status: Not Submitted.
14.	Deficit documents	<ol style="list-style-type: none"> 1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. 2. Online DPI needs to be corrected. 3. Expansion of Environment Clearance needs to be submitted. 4. Revised Fire Scheme approval needs to be submitted. 5. Revised service plan and estimates 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

Email : hareragurugram@gmail.com, reragurugram@gmail.com, **Website :** www.harera.in
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (रियल एस्टेट) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

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)	<ol style="list-style-type: none"> 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:- <ol style="list-style-type: none"> i. 22nd to 36th floor in Tower - 3C (detailed inventory submitted as part of DPI)

		<ul style="list-style-type: none"> ii. EWS block (complete block) iii. Nursery School iv. Primary School <p>e) The total no. of general category dwelling units in Phase-1 are = 700, EWS = 306 for entire colony.</p> <p>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.</p>
2	M3M CAPITAL PHASE-2 (Presently applied RERA application)	<p>a) Land area under this is 31217.20 sq. mtrs.</p> <p>b) The approved residential FAR = 1,07,942.352 sq.mts.</p> <p>c) The approved commercial FAR is 40,556.076 sq.mts.</p> <p>d) This Phase is proposed to comprise of the following:-</p> <ul style="list-style-type: none"> 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. <p>a) All the residential towers are S+36 floors.</p> <p>b) Commercial / retail area is spread across 6 levels i.e. (LG+GF+UGF+FF+SF+TF).</p> <p>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.</p>
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 7.7139 acres 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.


Asha
Chartered Accountant


Ashish Kush
Planning Executive

Day and Date of hearing	Tuesday and 27.09.2022
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

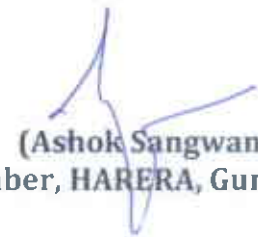
Proceedings dated: 27.09.2022.

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

Sh. Manik Sharma (Authorized Signatory), Sh. Abhijeet Singh (AR) and Sh. Vineet Maheshwari (AR) are present on behalf of the promoter.

Due to paucity of the matter could not be heard and adjourned for hearing on 28.09.2022.


(Sanjeev Kumar Arora)
Member, HARERA, Gurugram


(Ashok Sangwan)
Member, HARERA, Gurugram


(Vijay Kumar Goyal)
Member, HARERA, Gurugram


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

