

**Project - M3M Corner Walk Including Retail, M3M Skywalk and M3M Loft
RERA-GRG-PROJ-723-2020**

Hearing Brief for project registration u/s 4

S.No.	Particulars	Details
1.	Name of the project	M3M Corner Walk Including Retail, M3M Skywalk and M3M Loft
2.	Name of the promoter	M/s Prompt Engineering Pvt. Ltd.
3.	Nature of the project	Mix Land Use
4.	Location of the project	Sector- 74, Gurugram
5.	Legal capacity to act as a promoter	License Holder
6.	Name of license Holder	M/s Prompt Engineering Pvt. Ltd.
7.	Status of project	Ongoing
8.	Whether registration applied for whole/ Phases	Whole (Amendment in RC no 17 of 2018 dated 24.01.2018 after revision in building plans- including additional FAR under TOD and TDR)
9.	Total no. of phases	N/A
10.	Online application ID	RERA-GRG-PROJ-723-2020
11.	License no.	121 of 2008 dated 14.06.2008 Valid upto 13.06.2023
12.	Total licensed area	7.44375 Acres Area to be registered 7.44375 Acres
13.	Project completion date as declared under Section 4(2)(I)(C)	30.03.2025
14.	QPR of earlier RC no. 17 of 2018	Submitted.
15.	4(2)(I)(D) reports of earlier RC no. 17 of 2018	Submitted.
16.	Statutory approvals either applied for or obtained prior to registration	
	S.No	Particulars Date of approval Validity upto
	i)	License Approval 121 of 2008 dated 14.06.2008 13.06.2023
	ii)	Zoning Plan DTCP 1848 dated 08.04.2009
		Revised Zoning Plan DTCP 7761 dated 28.04.2021
	iii)	Building plan ZP-455/AD(RA)/2014/11903 dated 05.06.2014 04.06.2019
		Revised Building plan approval ZP-455/SD(BS)/2017/561 dated 08.01.2018 07.01.2023
		Revised Building plan approval ZP-455/AD(RA)/2021/10192 dated 20.04.2021 19.04.2026
		Revised Building plan approval ZP-455/AD(RA)/2022/29057 dated 27.09.2022 26.09.2027
	iv)	Environmental Clearance F.NO21-106/2018-IA-III dated 21.01.2019 20.01.2026



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	Revised Environmental Clearance	EC22B039HR110138 dated 19.08.2022	18.08.2032
v)	Airport height clearance	AAI/RHQ/NR/ATM//NOC/2017/125 /634-37 dated 30.03.2017	30.03.2022
	Revised Airport height clearance	AAI/RHQ/NR/ATM//NOC/2017/125 /736-739 dated 06.04.2022	29.03.2025
vi)	Fire scheme approval	FS/2020/25 dated 14.02.2020	
	Revised fire scheme approval	Applied on 01.10.2022	
vii)	Service plan and estimate approval	Applied on 28.09.2022	
17.	Fee details		
	Registration fee	31,996.346 * 3.89 * 10 = Rs 12,44,658/- 85,304.598 * 3.89 * 20= Rs 66,36,698/- = Rs 78,81,356/-	
	Late Fee	N/A	
	Processing fee for registration	1,17,300.944 * 10 = Rs 11,73,009/-	
	Total	Rs 90,54,365/-	
	DD Details		
	Fee Paid at the time of registration in 2017 as per earlier approved building plans.	Rs 8,66,000/- vide Demand Draft no. 005123 dated 22.12.2017	
	DD amount	1. Rs. 36,01,800/- 2. Rs 6,57,500/- 3. Rs 7,03,400/- 4. Rs 27,10,200/- 5. Rs 5,15,500/-	
	DD no. and date	1. 512524 dated 27.04.2021 2. 512525 dated 27.04.2021 3. 443929 dated 06.10.2022 4. 443930 dated 06.10.2022 5. 443932 dated 06.10.2022	
	Name of the bank issuing	ICICI Bank	
	Deficient amount	NIL	
	18.	File Status	Date



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	File received on	28.04.2021
	First notice Sent on	27.05.2021
	First hearing on	07.06.2021 (adjourned)
	Second hearing on	08.06.2021
	Third hearing on	06.07.2021
	Fourth hearing on	08.08.2022
	Fifth hearing on	12.09.2022
	Sixth hearing on	27.09.2022
	Seventh hearing on	11.10.2022
	Eighth hearing on	17.10.2022
16.	Comments	The promoter has submitted the re-compiled files on 07.10.2022 after the incorporation of the revised building plans. Now, the file is re-examined. Accordingly, the deficiencies are mentioned below as well as conveyed to the promoter.
17.	Deficit documents	1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H). 2. Online DPI needs to be submitted. 3. Revised Fire Scheme approval needs to be submitted. 4. Approved revised Service Plans and Estimates needs to be submitted. 5. Pert Chart needs to be submitted. 6. New bank accounts have been opened by the promoter i.e., other than the accounts opened in RC no 17 of 2018 dated 24.01.2018 which is being superseded. 7. Bank undertaking needs to be revised. 8. Affidavit under section 4(2)(I)(D) needs to be revised. 9. 4(2)(I)(D) report of 2021-22 pending.

Case History:

M/s Prompt Engineering Pvt. Ltd. had obtained license no. 121 of 2008 dated 14.06.2008 from DTCP, Haryana for development of a commercial colony on land measuring 7.44375 acres situated in sector- 74, Gurugram. As per approved building plans dated 08.01.2018, the total approved FAR was 43294.316 sq. mts. (@143.36%) for which the promoter obtained the RERA registration no. 17 of 2018 dated 24.01.2018 from interim RERA, Panchkula. The registration is valid till 30.09.2025 (including 6 months Covid-19 grace period). After that, the promoter had applied to DTCP for availing (a) Change in type of colony from Commercial to

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Mixed use **(b)** Availing higher FAR of 3.50 under TOD Policy + 12% green FAR, totalling 3.62 FAR. The approval of the same was granted by DTCP and accordingly the LOI vide DTCP Memo No. LC-1783-JE(VA)-2019/20184 dated 21.08.2019 was issued. Upon compliance of the terms and conditions of the said LOI, the revised building plans have been approved vide DTCP Memo No. ZP-455/AD(RA)/2021/10192 dated 20.04.2021.

Now, the promoter M/s Prompt Engineering Pvt. Ltd. who is a license holder applied for the registration of real estate project phase-II "Mixed Land Use" (i.e., additional area) namely "M3M Corner Walk (Part-2)" located at Sector-74, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 10233/19536 dated 28.04.2021 and RPIN-328. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-723-2020. The project area for registration is 65744.266 sqm out of the total licensed area 7.44375 acres. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/328 dated 27.05.2021 was issued to the promoter with an opportunity of being heard on 07.06.2021.

On 07.06.2021 the matter was adjourned to 08.06.2021.

On 08.06.2021, Sh. Abhijeet Singh (Manager) is present on behalf of the promoter. The building plans were first approved on 05.06.2014, which were later revised on 08.01.2018. The commencement of construction started on 01.03.2018. For the project RERA registration was obtained vide 17 of 2018 dated 24.01.2018. The site area was 7.462 acres. The permissible FAR was 45296 Sq. Mtr. out of which 43294 Sq. Mtr FAR was used leaving a balance of 2002 Sq. Mtr. accordingly for the area shown for future development the FAR that could be utilized i.e., 2002 Sq. Mtr. The department of Town & Country Planning should have indicated that the area for future development is meant to be utilized to take the benefit of the existing TOD Policy. There were 548 units as per the approved building plan for which registration was got done, out of which 358 units have been sold. When the units were sold there was no intimation to the allottees regarding the intention of the promoter to take benefit of the TOD Policy in the project. Earlier on the retail block R2 only 5 floors were to be constructed which now has been increased to 19 floors. It is to be seen and ensured by the department of Town & Country Planning whether the promoter has produced the structural safety certificate and foundation adequacy to take load of additional floors in the revised building plan. Although such matters have been referred to the Director Town & Country Planning for clarification, meanwhile promoter is advised to complete the deficient documents and submit information in the online format. Deficiencies in the application stands already communicated to the promoter. The matter is to come up on 06.07.2021 at 03:00 PM in the Committee Room of the Authority.

On 06.07.2021, the authority decided to keep the matter in sine die and should wait for reply of the reference sent to the Director, Town and Country Planning, Govt. of Haryana, Chandigarh for clarification and guidance in the matter.

As per the directions of the Authority, the matter is fixed for 08.08.2022.

On 08.08.2022, Sh. Sumeet, Engineer Executive briefed about the facts of the case. Sh. Manik Sharma (AR) and Sh. Abhijeet Singh (AR) are present on behalf of the promoter. The AR of the promoter requests for 4 weeks' time for removal of deficiencies. The matter to come up on 12.09.2022.

On 08.09.2022 the promoter submitted a reply wherein the promoter has requested the authority to adjourn the matter as the concerned staff well conversant with the project is bed ridden with illness.

On 12.09.2022, Sh. Sumeet, Engineer Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Manik Sharma (AR) is present on behalf of the promoter. On the request of the AR of the promoter, one more opportunity is granted for rectifying the defects in the application for registration and submission of deficit documents. The matter to come up on 27.09.2022.



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On 27.09.2022, the promoter was given 15 days' time to submit the deficit documents and the matter was adjourned to 11.10.2022.

The promoter has submitted the reply recently on 07.10.2022 wherein the promoter has recompiled the complete file which is to be scrutinized. Therefore, the matter may be deferred for 15 days.

The file has been examined and it is submitted that DTCP has approved grant of additional 8300 sq. mts. FAR under Transfer of Development Rights (TDR) Policy – 2016 vide TDR Certificate No. 01 of 2022 dated 07.04.2022. Accordingly, the revised building plans have been approved vide Memo No. ZP-455/AD(RA)/2022/29057 dated 27.09.2022.

Based upon latest approved revised building plans, the overall area statement of the mixed land use project is as tabulated as below:

Sl. No.	Item	Unit	Permissible	Proposed/ Approved
1	Total Site Area	Acres	7.44375	
2	Total Site Area	Sq. mts.	30123.740	
3	TOD FAR	%	350	
4	GREEN FAR (LEED Certi.)	%	12	
5	TDR FAR	%	27.397	
6	TOTAL FAR (TOD+TDR+GREEN)	%	389.397%	
7	Commercial use land area	@min. 70% of site area	21086.638 sq. mts. (5.21063 acres)	
8	Residential use land area	Max.@30% of site area	9037.142 sq. mts. (2.23313 acres)	
9	TOTAL FAR (including 8300 sq. mts. TDR FAR)	Sq. mts.	117347.958 (109047.958 + 8300.00)	117300.944
10	Commercial FAR Component	Sq. mts.	76333.571+8300 = 84633.571 (72.12%)	77004.598+8300 = 85304.598 (72.72%)
11	Residential FAR Component	Sq. mts.	32714.433 (27.88%)	31996.346 (27.28%)

The promoter requested to grant a fresh RERA registration for the entire Mixed Land Use Project, thereby superseding the earlier granted RERA registration vide Registration No. 17 of 2018 dated 24.01.2018.

Accordingly, file has been scrutinized and after examining the file, the deficiencies are mentioned above as deficit documents.

All the pre-requisite documents have been submitted by the promoter except corrections in Online DPI, Corrections in Form (A-H), revised fire scheme approval and approved service plan & estimates. The promoter has submitted the two cheques of Rs. 25 Lakh each as a guarantee for submission of revised fire scheme



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approval and approved service plan & estimates within three months. If the promoter fails to submit the above approval within stipulated time, then the guarantee amount will be forfeited. Recommended for amendment in the original registration certificate.


(Asha)

Chartered Accountant


(Sumeet)

Engineer Executive

Day and Date of hearing

Monday and 17.10.2022

Proceeding recorded by

Ram Niwas

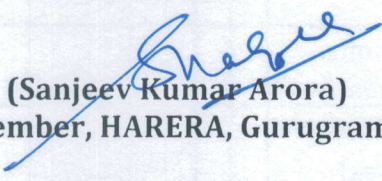
PROCEEDINGS OF THE DAY

Proceedings dated: 17.10.2022

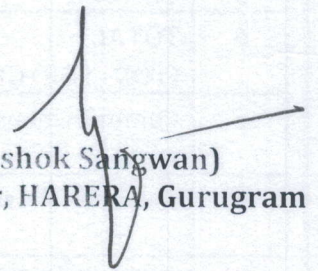
Sh. Sumeet, Engineer Executive and Ms. Asha Chartered Accountant briefed about the facts of the case.

Sh. Manik Sharma (AS), Sh. Abhijeet Singh (AR) and Sh. Vineet Maheshwari (Legal Head) are present on behalf of the promoter. While granting approval of revised plans the DTCP has confirmed having obtained consent of more than 2/3rd of total allottees by the promoter and accordingly, the additional FAR with provision of mix land use has been allowed by DTCP under TOD policy of the state Government. The promoter has declared the same completion date under section 4(2)(I)(C) as has been applicable in the original registration certificate which now is to be amended by incorporating the new facts.

Approved as proposed.


(Sanjeev Kumar Arora)

Member, HARERA, Gurugram


(Ashok Sangwan)

Member, HARERA, Gurugram


(Vijay Kumar Goyal)

Member, HARERA, Gurugram


(Dr. K.K. Khandelwal)

Chairman, HARERA, Gurugram