

**Project – M3M Crown Phase-I
 RERA-GRG-1262-2023**
Project hearing brief

| S.No. | Particulars | Details | |
|-------|--|--|--|
| 1. | Name of the project | M3M Crown Phase 1 | |
| 2. | Name of the promoter | M/s Metro Education & Welfare Pvt. Ltd. | |
| 3. | Nature of the project | Mixed Land Use | |
| 4. | Location of the project | Sector- 111, Gurugram | |
| 5. | Legal capacity to act as a promoter | Collaborator | |
| 6. | Name of the license holder | M/s Blue Bell Buildtech Pvt. Ltd. M/s Oakwood Realty Pvt. Ltd. M/s Metro Education & Welfare Pvt. Ltd. | |
| 7. | Name of the collaborator | M/s Metro Education & Welfare Pvt. Ltd. | |
| 8. | Status of project | NEW | |
| 9. | Whether registration applied for whole | NO (In 3 phases) | |
| | Phase no. | 1 | |
| 10. | Online application ID | RERA-GRG-PROJ-1262-2023 | |
| 11. | License no. | 213 of 2022 dated 27.12.2022 | valid up to 26.12.2027 |
| 12. | Total licensed area | 15.99375 acres | Area to be registered 11.6023 acres |
| 13. | Projected completion date | OC- 30.06.2027 CC- 31.01.2028 | |
| 14. | QPR Compliances (if applicable) | N/A | |
| 15. | 4(2)(I)(D) Compliances (if applicable) | N/A | |
| 16. | Statutory approvals either applied for or obtained prior to registration | | |
| | S.No | Particulars | Validity upto |
| | i) | License Approval | 26.12.2027 |
| | ii) | Zoning Plan Approval | |
| | iii) | Building plan Approval | 24.01.2028 |
| | iv) | Environmental Clearance | 10.05.2031 |
| | v) | Airport height clearance | (Revalidated) |
| | vi) | Fire scheme approval | |
| | vii) | Service plan and estimate approval | |
| 17. | Fee Details | | |

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| | Registration Fee | 1,88,229.772*3.6*10= Rs 67,76,272/- |
| | Processing Fee | 1,88,229.772*10= Rs 18,82,298/- |
| | Late Fee | N/A |
| | Total Fee | Rs 86,58,570/- |
| 18. | DD amount | Rs 54,88,800/- Rs 18,82,040/- Rs 12,87,730/- |
| | DD no. and date | 500876 dated 11.01.2023. 500875 dated 11.01.2023. 514219 dated 30.01.2023. |
| | Name of the bank issuing | ICICI Bank Ltd. and M3M Tee Point |
| | Deficient amount | NIL |
| 19. | File Status | Date |
| | File received on | 27.01.2023 |
| | First notice Sent on | 30.01.2023 |
| | First hearing on | 31.01.2023 |
| | Second hearing on | 02.02.2023 |
| 20. | <p>Case History: The Promoter M/s Metro Education & Welfare Pvt. Ltd. who is a Collaborator applied for the registration of real estate mix land use colony namely "M3M Crown Phase I" located at Sector-111, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 48281 dated 27.01.2023 and RPIN-579. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1262-2023. The project area for registration is 11.6023 acres and the licensed area is 15.99375 acres vide License no – 213 of 2022 dated 27.12.2022.</p> <p>The application for registration of mix land use colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/579 dated 30.01.2023 was issued to the promoter with an opportunity of being heard on 31.01.2023.</p> <p>The total licensed area of the colony is 15.99375 acres. The colony is proposed to be developed in three phases. Details of the phases are mentioned below:</p> <p>Phase 1 – 11.6023 acres – Applied for registration.</p> <p>Phase 2 – 2.7505 acres – To be developed in future.</p> <p>Phase 3 – 1.64095 – To be developed in future.</p> <p>On 31.01.2023, the matter was adjourned and fixed for 02.02.2023.</p> <p>The promoter submitted a reply on 30.01.2023 which was scrutinized and the status of documents is mentioned below:</p> | |
| 21. | Present compliance status as on 02.02.2023 of deficient documents as | 1. Deficit Fee – Rs 12,87,730/- Status: Submitted. DD no. 514219 dated 30.01.2023 amounting Rs 12,87,730/- |



| | | |
|------------|---|--|
| | <p>conveyed 30.01.2023.</p> <p>dated</p> | <ol style="list-style-type: none"> 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: Submitted but needs to be revised. 3. Online DPI needs to be corrected. Status: Submitted but needs to be revised. 4. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 27.01.2023. 5. Approved service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 30.01.2023. 6. Mining permission needs to be submitted. Status: Submitted. Approved vide memo no. 4540 dated 27.01.2023. |
| <p>22.</p> | <p>Remarks</p> | <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 revised. 3. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted - The promoter has submitted a Cheque vide no 000927 dated 10.01.2023 amounting Rs 25 lakhs as a security amount to submit the approval within 3 months from the date of issuance of registration certificate. 4. Approved service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted - The promoter has submitted a Cheque vide no 000928 dated 10.01.2023 amounting Rs 25 lakhs as a security amount to submit the approval within 3 months from the date of issuance of registration certificate. |

Recommendations:


The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the corrections in online DPI, corrections in online (A-H) form, Fire Scheme approval and Approved service plan & estimates

The promoter has submitted two Cheques vide no 000927 and 000928 dated 10.01.2023 amounting Rs 25 lakhs as a security amount to submit the Fire Scheme approval and Approved service plan & estimates within 3 months from the date of issuance of registration certificate.

It is recommended that the Authority may consider the grant of registration.


Asha
Chartered Accountant


Sumeet
Planning Coordinator


Ashish Kush
Planning Executive

Day and Date of hearing

Thursday and 02.02.2023

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY


Proceedings dated: 02.02.2023.

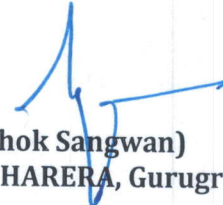
Sh. Ashish Kush, Planning Executive briefed about the facts of the case.

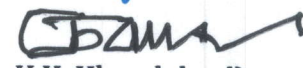
Sh. Abhijeet Singh (AR), Sh. Manik Sharma (AS) and Sh. Bharat Vignal (AS) are present on behalf of the promoter.

Approved as proposed.


(Sanjeev Kumar Arora)
Member, HARERA, Gurugram


(Vijay Kumar Goyal)
Member, HARERA, Gurugram


(Ashok Sangwan)
Member, HARERA, Gurugram


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