

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी. डब्ल्यू. डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

**Project - Mixed Land Use {Residential (M3M Heights, M3M Skycity)
& Commercial (M3M 65th Avenue)}**
RERA-GRG-1284-2023
Project hearing brief

S.No.	Particulars	Details		
1.	Name of the project	Mixed Land Use {Residential (M3M Heights, M3M Skycity) & Commercial (M3M 65 th Avenue)}		
2.	Name of the promoter	M/s Manglam Multiplex Pvt. Ltd.		
3.	Nature of the project	Mixed Land Use		
4.	Location of the project	Sector 65. Gurugram		
5.	Legal capacity to act as a promoter	License Holder		
6.	Name of License Holder	M/s Manglam Multiplex Pvt. Ltd.		
7.	Name of Change of Developer	M/s Manglam Multiplex Pvt. Ltd.		
8.	Status of project	Ongoing		
9.	Whether registration applied for whole/ Phase	Whole		
10.	Phase no.	N/A		
11.	Online application ID	RERA-GRG-1284-2023		
12.	License no.	15 of 2017 dated 02.05.2017	valid up to 01.05.2025	
13.	Total licensed area	14.4125 Acres	Area to be Registered 14.4125 acres	
14.	Projected completion date	OC - 31.01.2024 CC - 01.05.2024		
15.	RC Compliances	RC no - 01 of 2017 - N/A		
16.	QPR Compliances (if applicable)	March-22 to Dec-22 Submitted only		
17.	4(2)(I)(D) Compliances (if applicable)	2021-22 Submitted only		
18.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	15 of 2017 dated 02.05.2017	01.05.2025
	ii)	Zoning Plan Approval	5836 dated 02.05.2017	
	iii)	Revised Building plan Approval	ZP-1147-Vol-II/JD(RA)/2022/37914 dated 16.12.2022	15.12.2027
	iv)	Environmental Clearance	EC22B039HR110502 dated 17.11.2022	16.11.2032
	v)	Revalidated Airport height clearance	AAI/RHQ/NR/ATM/NOC/REVALIDATION/2017/152/925-28 dated 27.04.2022	04.05.2025
	vi)	Revised Fire scheme approval	Applied on 31.12.2022	

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	vii)	Revised Service plan and estimate approval	Applied on 03.01.2023.	
19.	Fee Details			
	Registration Fee	1,58,046.122*3.79*10= Rs 59,89,948/- 62,816.243*3.79*20= Rs 47,61,471/- Total - Rs 1,07,51,419/-		
	Processing Fee	2,20,862.365*10 =Rs 22,08,624/-		
	Late Fee	N/A		
	Total Fee	Rs 1,29,60,043/-		
20.	DD amount	Rs 35,00,000/- Rs 26,24,400/- Rs 20,57,480/- Rs 21,07,460/- Rs 26,70,703/- - ICICI Bank		
	DD no. and date	004705 dated 02.06.2017. 004689 dated 13.06.2017. 378635 dated 21.01.2023. 378637 dated 21.01.2023. 514220 dated 30.01.2023.- ICICI Bank		
	Name of the bank issuing	IndusInd Bank Limited		
	Deficient amount	NIL		
	21.	File Status	Date	
		File received on	23.01.2023	
	Deficiency conveyed on	27.01.2023		
	First hearing on	31.01.2023		
	Second hearing on	02.02.2023		
22.	Case History:			
	<p>The Promoter M/s Manglam Multiplex Pvt. Ltd. who is a license holder applied for the registration of real estate mix land use colony namely "Mixed Land Use {Residential (M3M Heights, M3M Skycity) & Commercial (M3M 65th Avenue)}" located at Sector-65, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 48045 dated 27.01.2023 and RPIN-573. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1284-2023. The project area for registration is 14.4125 acres as that of the licensed area i.e., 14.4125 acres vide License no -15 of 2017 dated 02.05.2017.</p>			



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	<p>Earlier the project was registered with the Authority vide registration no. 01 of 2017 dated 14.06.2017. The project comprises of 9 towers (1,42,930.039 sqm) including 1 EWS, and a commercial block (61,759.684 sqm).</p> <p>The promoter has obtained the Occupation certificate for commercial area vide memo no. ZP-1147AD(RA)/2021/24938 dated 30.09.2021.</p> <p>Further, vide memo no. 19564 dated 08.07.2022 DTCP has granted the permission for increase in FAR under Transfer of Development Rights for 10650 sqm area for residential use and 1550 sqm for commercial use and the building plans have been revised and approved vide memo no. ZP-1147-Vol-II/JD(RA)/2022/37914 dated 16.12.2022.</p> <p>Therefore, the present application for registration of mix land use project was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/573 dated 27.01.2023 was issued to the promoter with an opportunity of being heard on 31.01.2023.</p> <p>On 31.01.2023, the matter was adjourned and fixed for 02.02.2023.</p> <p>The promoter submitted two replies on 30.01.2023 and one reply on 31.01.2023 which were scrutinized and the status of documents is mentioned below:</p>	
<p>23.</p>	<p>Present compliance status as on 02.02.2023 of the deficiencies conveyed vide notice dated 27.01.2023.</p>	<ol style="list-style-type: none"> 1. Deficit Fee- Rs 26,70,703/- Status: Submitted. DD no. 514220 dated 30.01.2023 amounting Rs 26,70,703/- 2. Consent of two-third allottees of the project needs to be submitted. Status: Total sold units are 2168 out of 2196. Out of them 2001 are individual and consent of 1379 allottees are submitted. 3. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H). Status: Submitted but needs to be revised. 4. Online DPI needs to be corrected. Status: Submitted but needs to be revised. 5. Revised Fire Scheme approval needs to be submitted. Status: Applied on 31.12.2022. 6. Revised Service Plans and Estimates needs to be submitted, if applied than copy of applied needs to be submitted. Status: Applied on 03.01.2023. 7. Non-encumbrance certificate issued by tehsildar/ revenue officer needs to be submitted. Status: Submitted. 8. List of Sold and Unsold inventory. Status: Submitted. 9. Layout plan superimposed on the demarcation plan showing the khasra numbers needs to be submitted. Status: Submitted.
<p>24.</p>	<p>Remarks</p>	<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). 2. Online DPI needs to be corrected. 3. Revised Fire Scheme approval needs to be submitted - The promoter has submitted a Cheque vide no 296644 dated 30.01.2023 amounting Rs 25 lakhs as a security amount

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		<p>to submit the approval within 3 months from the date of issuance of registration certificate.</p> <p>4. Revised Service Plans and Estimates needs to be submitted - The promoter has submitted a Cheque vide no 296645 dated 30.01.2023 amounting Rs 25 lakhs as a security amount to submit the approval within 3 months from the date of issuance of registration certificate.</p>
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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, Revised Fire Scheme approval and Approved service plan & estimates.

The promoter has submitted two Cheques vide no 296644 and 296645 dated 30.01.2023 amounting Rs 25 lakhs as a security amount to submit the Revised Fire Scheme approval and Approved service plan & estimates within 3 months from the date of issuance of registration certificate.

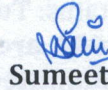
It is recommended that the Authority may consider the grant of registration subject to the submission of above.


Asha

Chartered Accountant


Ashish Kush

Planning Executive


Sumeet

Planning Coordinator

Day and Date of hearing	Thursday and 02.02.2023
Proceeding recorded by	Ram Niwas

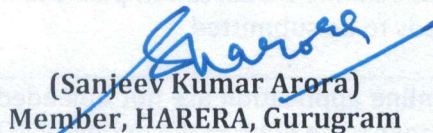
PROCEEDINGS OF THE DAY

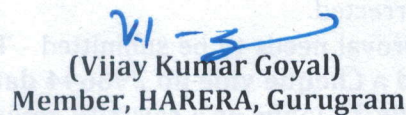
Proceedings dated: 02.02.2023.

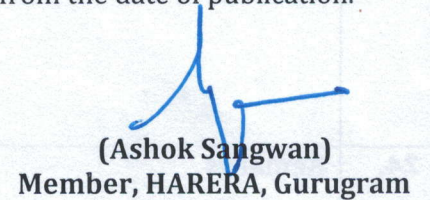
Sh. Ashish Kush, Planning Executive briefed about the facts of the case.

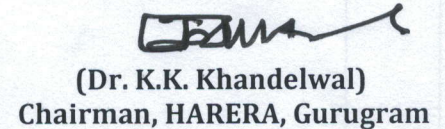
Sh. Abhijeet Singh (AR), Sh. Manik Sharma (AS) and Sh. Bharat Vignal (AS) are present on behalf of the promoter.

Approved as proposed subject to publication of notice in two prominent newspapers regarding inviting the objections from the allottees with regard to the revision of building plans. If any allottee have any objection than the allottee can visit the office of HARERA, Gurugram and see/check the consent of allottees submitted by the promoter alongwith the revised building plans within seven days from the date of publication.


(Sanjeev Kumar Arora)
Member, HARERA, Gurugram


(Vijay Kumar Goyal)
Member, HARERA, Gurugram


(Ashok Sangwan)
Member, HARERA, Gurugram


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