

Project- M3M International Financial Center (Phase-1 &Phase-2)
Project hearing brief

S.No.	Particulars	Details		
1.	Name of the project	M3M International Financial Center (Phase 1 & Phase 2)		
2.	Name of the promoter	M/s Gentle Realtors Pvt. Ltd.		
3.	Nature of the project	Commercial project		
4.	Nature of the phase	Commercial		
5.	Total no. of phases	2		
		Phase 1	Registered (RC no 20 of 2018 dated 02.02.2018)	
		Phase 2	Applied for registration	
		The promoter applied combined for both phase (as the registration superceeds the earlier registration).		
6.	Location of the project	Sector- 66, Gurugram		
7.	Legal capacity to act as a promoter	Transfer of Licensee (License Holder)		
8.	Status of project	Ongoing		
9.	Whether registration applied for whole/ Phases	Whole (including earlier registered area)		
10.	Online application ID	RERA-GRG-PROJ-809-2021		
11.	License no.	165 of 2008 dated 08.09.2008	Valid upto 07.09.2022	
12.	Total licensed area	4.843 Acres	Area to be registered 4.843 acres (35644.62 sq mts. + 32582.88 sqm)	
13.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	165 of 2008 dated 08.09.2008	07.09.2022
	ii)	Zoning Plan Approval	4180 dated 31.10.2013	
		Revised Zoning plan approval	7453 dated 20.07.2020	
	iii)	Building plan Approval	14229 dated 09.05.2018	08.05.2023
		Revised Building plan approval	7668 dated 22.03.2021	21.03.2026
	iv)	Environmental Clearance	SEIAA/HR/2018/247 dated 04.04.2018	03.04.2028
	v)	Airport height clearance	AAI/RHQ/NR/ATM//NOC/2017/308 /1753-1756 dated 03.11.2017	02.11.2025
	vi)	Fire scheme approval	FS/2019/183 dated 04.11.2019	-
		Revised fire scheme approval	FS/2021/5 dated 03.06.2021	-

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	vii) Service plan and estimate approval	LC-1200/JE(VA)/2021/21792 dated 01.09.2021
14.	File Status	Date
	File received on	16.03.2021
	First notice Sent on	18.03.2021
	First hearing on	30.03.2021
	Second hearing on	04.05.2022
	Third hearing on	23.05.2022
15.	Status of Documents	<p>1. 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.</p> <p>2. Online DPI not filled Properly. Status: Submitted.</p> <p>The promoter submitted the reply on 11.05.2022 and 16.05.2022 which were scrutinized and found that the promoter submitted the deficit fee- Rs 20,33,100/- the structural audit report from IIT, Delhi alongwith the structure drawings, corrected online DPI and form (A-H) for the whole project as directed in the last hearing dated 04.05.2022.</p>
16.	Deficit documents	All the deficiencies are removed by the promoter.
Day and Date of hearing		Monday and 23.05.2022
Proceeding recorded by		Ram Niwas

Case History:

The Promoter M/s Gentle Realtors Pvt. Ltd. who is a collaborator applied for the registration of real estate commercial colony namely "M3M International Financial Center (Part-2)" located at Sector-66, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 17823 dated 16.03.2021 and RPIN-313. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-809-2021. The project area for registration is 4.843 acres (35644.62 sq mts.) as the licensed area is 4.843 acres vide License no -165 of 2008 dated 08.09.2008.

The project is to be developed in two phases.

Phase-1 = 32582.88 Sq. Mtrs. Registered vide RC no 20 of 2018 dated 02.02.2018.

Phase- 2= 35644.62 sq mts.

The promoter has been granted the part occupation certificate vide DTCP memo no. ZP-515/AD(RA)/2020/22257 dated 18.12.2020- for Retail tower(G+2) and Office Tower-2 (2nd to 11th floor) having FAR- 16,772.196 sqm on the basis of approved plans dated 09.05.2018.

DTCP, Haryana vide no.LC-1200-II-JE(VA)-2020/201927 dated 15.12.2020 has granted permission for TOD to M/s Gentle Realtors Pvt. Ltd. and Sh Rakesh Kaushik in c/o M/s Gentle Realtors Pvt. Ltd.

The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/313 dated 18.03.2021 was issued to the promoter with an opportunity of being heard on 30.03.2021.

The promoter submitted a reply on 25.03.2021, which was scrutinized and the remaining deficiencies were conveyed to the promoter.

On 30.03.2021, 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.

The reference sent to the DTCP, Haryana includes the below mentioned issues:

1. Infringing rights of existing allottees.
2. Common areas.
3. Clarification whether it is a separate phase of the same project or a separate project in itself.
4. Whether association of allottees for this part of the project will be separate and independent of association of allottees for the part for which part OC has been granted.

On 30.03.2022, the promoter submitted a reply which was scrutinized and found that the number of sold units are 112. Out of which 81 units are unique. The promoter submitted the consent of 54 allottees out of 81 allottees for acceptance of variation/ alteration in allotment of commercial unit, which come out to be two-third of the total. The transfer of license was granted on 01.09.2021 in favour of M/s Gentle Realtors Pvt. Ltd. The remaining deficiencies after scrutiny of the reply are conveyed to the promoter.

As per the deed of declaration, the promoter stated that the present permissible FAR is 32982.941 sq mts. and present achieved FAR as above stated occupation permission certificate is 16772.196 sq. mts. The balance available FAR for future construction as per permissible FAR is 16210.745 sq. mts. Additionally, there is also a scope for construction beyond presently permissible FAR as per the applicable policies of Transfer of Development Rights/ Purchasable Development Rights (TDR/ PDR), Transit oriented development zone (TOD), either in the form of stand alone new building block or above / in the existing/ occupation granted building blocks or above / in the under - construction building block, subject to compliance of all other statutory requirements. The entire rights for such additional permissible construction in future rest solely with the grantor.

On 25.02.2022 and 26.02.2022 a conference was held in the presence of the officers from DTCP, Haryana including CTP (DTCP), Director (DTCP, Haryana) regarding the issue coming in the registration of the projects after the revision of the building plans.

Keeping in view, the authority may decide to register a whole project without affecting rights of existing allottees. As the part OC for the phase 1 was obtained on 18.12.2020 for an FAR 16,772.196 sqm. However, the phase means a stand-alone project, but this is vertical expansion instead of the horizontal expansion so cannot be considered as a phase. The association of allottees is a one for the whole project without affecting the rights of the existing allottees.

On 04.05.2022, the authority may direct the promoter to submit the corrected online DPI and deficit fee as calculated on the increased FAR for the whole project within two weeks. Further, the authority directed the promoter to get the structure audit done from a reputed agency preferably from the IIT, Delhi or IIT, Roorkee. The matter to come up on 23.05.2022.

The promoter submitted the reply on 11.05.2022 and 16.05.2022 which were scrutinized and found that the promoter submitted the deficit fee- Rs 20,33,100/- the structural audit report from IIT, Delhi alongwith the structure drawings, corrected online DPI and form (A-H) for the whole project as directed in the last hearing dated 04.05.2022.

All the deficiencies have been fulfilled by the promoter. Recommended for the registration certificate.



Naresh Kumar

Chartered Accountant



Ashish Kush

Planning Executive



REPRESENTED THROUGH

Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Sh. Abhijeet Singh	Authorized Signatory	9582794303	abhijeet.singh@m3mindia.com
2.	Sh. Manik Sharma	Authorized Signatory	8929034470	Manik.sharma@m3mindia.com
3.	Sh. Vineet Maheshwari	Legal Head	9810120304	rera@m3mindia.com

PROCEEDINGS OF THE DAY

Proceedings dated 23.05.2022.

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

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

The consent of two third allottees for acceptance of variation/ alteration in allotment of commercial unit are required if there is a change in the approved building plan. The promoter now has submitted a reply alongwith requisite consent of two- third allottees alongwith other deficit fees & documents which have been scrutinized in office and as per details on pre-page, out of 112 sold units, only 81 units are unique and the promoter has submitted the consent of 54 allottees out of 81 allottees for acceptance of variation/ alteration in allotment of commercial unit which come out to be two- third of the total and deficit fees and other documents also submitted.

In view of above & recommendation on pre-page, the Authority decided to grant the registration certificate for whole project on the condition that the promoter shall submit three binded DPI booklets within 3 days and the promoter is liable to compensate the existing allottees of the project, if there is any delay on part of the promoter and by any allottee claim on account of revisions/ changes otherwise already approved under TOD Policy of Haryana Government notified by T&CP on 18.02.2015, allowing higher FAR on payment of augmentation charges and higher EDC etc as amended from time to time.

Vijay Kumar Goyal

Member, Harera Gurugram

Dr. K.K. Khandelwal
Chairman, Harera Gurugram