



Project - M3M Beverly Hills Phase-I
RERA-GRG-1331-2023

Hearing brief for registration of Project u/s 4

S.No.	Particulars	Details	
1.	Name of the project	M3M Beverly Hills Phase-I	
2.	Name of the promoter	M/s Loon Land Development Ltd.	
3.	Nature of the project	Residential Colony under NILP	
4.	Location of the project	Sector- 79, Gurugram	
5.	Legal capacity to act as a promoter	Change of Developer	
6.	Name of the license holder	M/s Loon Land Development Ltd., Surat Singh S/o Ramchander and Others	
7.	Name of the Change of Developer	M/s Loon Land Development Ltd.	
8.	Status of project	NEW	
9.	Whether registration applied for whole	NO (In 5 phases)	
	Phase no.	1	
10.	Online application ID	RERA-GRG-PROJ-1331-2023	
11.	License no.	19 of 2019 dated 11.12.2019	valid up to 10.02.2024
12.	Total licensed area	53.3833 acres	Area to be registered 20.0438 acres
13.	Projected completion date	OC- 30.06.2028 CC- 28.02.2031	
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	19 of 2019 dated 11.12.2019 10.12.2024
	ii)	Zoning Plan Approval	DRG. NO. DG,TCP 9017 dated 17.02.2023
	iii)	Building plan Approval	ZP-1714/JD(RA)/2023/7411 dated 13.03.2023 12.03.2028
	iv)	Environmental Clearance	Not Submitted
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2023/173/631-34 dated 01.03.2023 28.02.2031
	vi)	Fire scheme approval	Applied on 14.03.2023
	vii)	Service plan and estimate approval	Applied on 16.03.2023
17.	Fee Details		
	Registration Fee	1,71,904.529*1.37*10 = Rs 23,55,092/-	



	Processing Fee	1,71,904.529*10=- Rs 17,19,045/-
	Late Fee	N/A
	Total Fee	Rs 40,74,137/-
18.	DD amount	Rs 23,55,100/- Rs 17,19,050/-
	DD no. and date	501164 dated 14.03.2023. 501165 dated 14.03.2023.
	Name of the bank issuing	ICICI Bank Ltd.
	Deficient amount	NIL
19.	File Status	Date
	File received on	14.03.2023
	First notice Sent on	17.03.2023
	First hearing on	20.03.2023
20.	<p>Case History: The Promoter M/s Loon Land Development Ltd. who is a Change of Developer applied for the registration of real estate Residential colony under NILP namely "M3M Beverly Hills Phase I" located at Sector-79, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 50231 dated 14.03.2023 and RPIN-594. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1331-2023. The project area for registration is 20.0438 acres and the licensed area is 53.3833 acres vide License no - 19 of 2019 dated 11.12.2019 which was valid upto 10.02.2024.</p> <p>The application for registration of Residential colony under NILP was scrutinized.</p> <p>The brief history of the project is mentioned below.</p> <ol style="list-style-type: none"> 1) Director, Town and Country Planning, Haryana ("DTCP") had granted License No.19 of 2019 dated 11.02.2019 for setting up a Colony under NILP Policy over areameasuring 105.11819 acres (after migrating area measuring 99.113 acres from License No. 134 of 2014 and containing 6.075 acres fresh applied land) in Sector - 79 & 79 B, Gurugram in favour of Revital Realty Pvt. Ltd. in collaboration with various land- owners. 2) Vide Order dated 28.03.2022, Loon Land Development Ltd. was recognized as Developer of the said colony. 3) Out of total area of 105.11819 acres, DTCP has allowed migration of 8.1986 acres under License No. 194 of 2022 dated 29.11.2022 for setting up an affordable residential plotted colony under DDJAY Policy and further allowed migration of 43.60 acres under License No. 195 of 2022 dated 29.11.2022 for setting up an affordable residential plotted colony under DDJAY Policy and an area measuring 0K-1M under Killa No. 69//12/2/ of Village Naurangpur was acquired. Thus, out of 105.11819 acres, the balance area for NILP became 53.3833 acres. DTCP order in this regard is issued vide Endst No LC-2938-B-Loos-JE(SJ)-2022/37673 dated 14.12.2022. 4) Out of 53.3833 acres, DTCP has approved the zoning plan for 36.642 acres NILP colony vide Drawing No. 9017 dated 17.02.2023 after freezing of 16.7413 acres land of the collaborators till the said land is either purchased by Developer or execution of registered collaboration agreement with landowners. The 53.3383 acres colony is to be developed in 5 Phases as shown in the Zoning plan. 5) Building plans of Phase 1 of the said Residential Colony (Under NILP Policy) have been approved with permissible FAR of 1.25 + 12% GRIHA vide Memo No ZP-1714/JD(RA)/2023/7411 dated 13.03.2023. 6) The present application is for the Phase 1 of the NILP Colony on 20.0438 acres comprising of 11 Residential Towers with proposed FAR of 1,71,904.529 sqm having 1309 apartments with parking provided in 2 level basements. 7) The promoter availed the FAR for the 36.642 acres. The permissible FAR for the residential 	

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 (डिजिटल और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्याक 16



	is 1,98,287.759 sqm. However, the promoter proposed the FAR of 1,71,904.529 sqm in the Phase-1 admeasuring 20.0438 acres.	
21.	Present compliance status as on 20.03.2023 of deficient 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. LC IV needs to be submitted. Status: Not Submitted.4. Environment Clearance needs to be submitted. Status: Not Submitted.5. Fire Scheme approval needs to be submitted. The copy of applied needs to be submitted. Status: Not Submitted.6. Approved service plan and estimates needs to be submitted. Status: Not Submitted.7. Land title search report needs to be submitted. Status: Not Submitted.8. Registered Collaboration agreement for the area admeasuring 16.7413 acres needs to be submitted. Status: Not Submitted.9. Pert chart needs to be submitted. Status: Not Submitted.10. Draft Application form needs to be revised. Status: Not Submitted.11. Draft Allotment letter needs to be revised. Status: Not Submitted.12. Draft BBA needs to be revised. Status: Not Submitted.13. Draft Conveyance deed needs to be revised. Status: Not Submitted.14. Mining permission needs to be submitted. Status: Not Submitted.15. Draft brochure needs to be submitted. Status: Not Submitted.16. Project report needs to be revised. Status: Not Submitted.17. CA Certificate for cost incurred and to be incurred needs to be revised. Status: Not Submitted.18. Other sources in financial resources needs to be clarified. Status: Not Submitted.19. Original Bank undertaking needs to be corrected. Status: Not Submitted.20. Board resolution for bank operation needs to be submitted. Status: Not Submitted.21. CHG form needs to be submitted. Status: Not Submitted.



22.	Remarks	<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. LC IV needs to be submitted. 4. Environment Clearance needs to be submitted. 5. Fire Scheme approval needs to be submitted. The copy of applied needs to be submitted. 6. Approved service plan and estimates needs to be submitted. 7. Land title search report needs to be submitted. 8. Registered Collaboration agreement for the area admeasuring 16.7413 acres needs to be submitted. 9. Pert chart needs to be submitted. 10. Draft Application form needs to be revised. 11. Draft Allotment letter needs to be revised. 12. Draft BBA needs to be revised. 13. Draft Conveyance deed needs to be revised. 14. Mining permission needs to be submitted. 15. Draft brochure needs to be submitted. 16. Project report needs to be revised. 17. CA Certificate for cost incurred and to be incurred needs to be revised. 18. Other sources in financial resources needs to be clarified. 19. Original Bank undertaking needs to be corrected. 20. Board resolution for bank operation needs to be submitted. 21. CHG form needs to be submitted.
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Asha

Chartered Accountant


Ashish Kush

Planning Executive

Day and Date of hearing

Monday and 20.03.2023.

Proceeding recorded by

Ram Niwas


PROCEEDINGS OF THE DAY


Proceedings dated: 20.03.2023.


Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

Sh. Abhijeet Singh (AR), Sh. Bharat Vignal (AR) and Sh. Manik Sharma (AR) are present on behalf of the promoter. The AR submits that the detailed reply along with deficit documents have been submitted in the Authority today. Further the AR requests for allowing the change in the name of the project and shall be filing and application for the same along with amended forms and requisite documents. The office to examine the above in light of documents submitted along with the application for change in the name of the project.

The matter to come up on 27.03.2023.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA