

Project – M3M Golf 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 Golf 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	Date of approval
	i)	License Approval	19 of 2019 dated 11.12.2019
	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
	iv)	Environmental Clearance	Applied on 07.02.2023.
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2023/173/631-34 dated 01.03.2023
	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
	Second hearing on	27.03.2023
	Third hearing on	29.03.2023
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 Golf 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 area measuring 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 53.3833 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 	

	<p>with parking provided in 2 level basements.</p> <p>7) The promoter availed the FAR for the 36.642 acres. The permissible FAR for the residential 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.</p> <p>Therefore, the present application for registration of group housing project was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/594 dated 17.03.2023 was issued to the promoter with an opportunity of being heard on 20.03.2023.</p> <p>On 20.03.2023, Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Abhijeet Singh (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 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.</p> <p>The promoter has submitted a reply on 20.03.2023 and 24.03.2023 which are scrutinized and the status of documents are mentioned below.</p> <p>On 27.03.2023, the matter is adjourned to 29.03.2023.</p>
21.	<p>Present compliance status as on 29.03.2023 of deficient documents as conveyed in hearing dated 20.03.2023.</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. Status: Submitted but needs to be corrected. 2. Online DPI needs to be corrected. Status: Submitted but needs to be corrected. 3. LC IV needs to be submitted. Status: Submitted. 4. Environment Clearance needs to be submitted. Status: Applied on 07.02.2023. 5. Fire Scheme approval needs to be submitted. Status: Applied on 14.03.2023. 6. Approved service plan and estimates needs to be submitted. Status: Applied on 16.03.2023. 7. Land title search report needs to be submitted. Status: Submitted. 8. Registered Collaboration agreement for the area admeasuring 16.7413 acres needs to be submitted. Status: Submitted but not registered. 9. Pert chart needs to be submitted. Status: Submitted. 10. Draft Application form needs to be revised. Status: Submitted. 11. Draft Allotment letter needs to be revised. Status: Submitted. 12. Draft BBA needs to be revised. Status: Submitted. 13. Draft Conveyance deed needs to be revised. Status: Submitted. 14. Mining permission needs to be submitted. Status: Submitted. Approved vide memo no. 2557 dated 21.03.2023.

		<p>15. Draft brochure needs to be submitted. Status: Submitted.</p> <p>16. Project report needs to be revised. Status: Submitted.</p> <p>17. CA Certificate for cost incurred and to be incurred needs to be revised. Status: Submitted.</p> <p>18. Other sources in financial resources needs to be clarified. Status: Submitted.</p> <p>19. Original Bank undertaking needs to be corrected. Status: Submitted.</p> <p>20. Board resolution for bank operation needs to be submitted. Status: Submitted.</p> <p>21. CHG form needs to be submitted. Status: Submitted.</p>
22.	Remarks	<p>1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. Environment Clearance needs to be submitted- The promoter has submitted a Cheque vide no 000706 dated 13.03.2023 amounting Rs 25 lakhs as a security amount to submit the approval within 9 months from the date of issuance of registration certificate.</p> <p>4. Fire Scheme approval needs to be submitted - The promoter has submitted a Cheque vide no 00705 dated 13.03.2023 amounting Rs 25 lakhs as a security amount to submit the approval within 6 months from the date of issuance of registration certificate.</p> <p>5. Approved service plan and estimates needs to be submitted- The promoter has submitted a Cheque vide no 000704 dated 13.03.2023 amounting Rs 25 lakhs as a security amount to submit the approval within 6 months from the date of issuance of registration certificate.</p>

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, Environment Clearance, Fire Scheme approval and Approved service plan & estimates.

The promoter has submitted three Cheques bearing no. 000704, 000705 and 000706 dated 13.03.2023 amounting Rs 25 lakhs as a security amount to submit the Approved service plan and Estimates, Fire Scheme approval within 3 months and Environment Clearance within 6 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

Day and Date of hearing

Wednesday and 29.03.2023

Proceeding recorded by


Ram Niwas

PROCEEDINGS OF THE DAY


Proceedings dated: 29.03.2023.

Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Abhijeet Singh (AR), Sh. Manik Sharma (AS) and Sh. Bharat Vigmal (AS) are present on behalf of the promoter.

Approved as proposed.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA

