

**HEARING BRIEF FOR PROJECT REGISTRATION U/S 4 OF THE ACT, 2016**

S.No	Particulars	Details		
1.	Name of the project	M3M Antalya Hills Phase I		
2.	Name of the promoter	M/s Loon Land Development Limited		
3.	Nature of the project	Independent Residential Floors		
4.	Location of the project	Sector-79, Gurugram, Haryana		
5.	Legal capacity to act as a promoter	Licensee		
6.	Name of the license holder	M/s Loon Land Development Limited		
7.	Name of the collaborator	N/A		
8.	Status of project	New		
9.	Whether registration applied for whole/ phase	Whole		
	Phase no.	N/A		
10.	Online application ID	RERA-GRG-1242-2022		
11.	License no.	194 of 2022 dated 29.11.2022	Valid till 28.11.2027	
12.	Total licensed area	8.7111 Acres	Area to be Registered	
		5.215 Acres		
13.	Projected completion date	31.12.2025		
14.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	29.11.2022	28.11.2027
	ii)	Zoning Plan Approval	29.11.2022	
	iii)	Building plan for residential Approval	20.12.2022	19.12.2024
	iv)	Environmental Clearance	07.12.2022	06.12.2032
	v)	Airport height clearance		N/A
	vi)	Fire scheme approval	N/A	
	vii)	Service plan and estimate approval	Applied on 16.12.2022 and Recommended from CE, GMDA to DGTCP	



15.	<b>Fee Details</b>	
	Registration Fee	5.215*4046.86*2.64*2.64*10=Rs.14,70,890/-
	Processing Fee	5.215*4046.86*2.64*10=Rs.5,57,155/-
	Late Fee	N/A
	<b>Total Fee</b>	<b>₹20,28,045/-</b>
16.	DD amount	DD1-₹14,71,100/- DD2-5,57,300/- Total- 20,28,400/-
	DD no. and date	DD1 - 500727 dated 16.12.2022 DD2- 500730 dated 16.12.2022
	Name of the bank issuing	ICICI Bank, Gurugram
	Deficient amount	Nil
17.	<b>File Status</b>	<b>Date</b>
	File received on	20.12.2022
	Deficiency notice sent on	22.12.2022
	First hearing on	23.12.2022
	First reply submitted on	22.12.2022
	Second reply submitted on	23.12.2022
<p><b>Case history: -</b></p> <p>An application regarding registration of residential floors project namely "M3M Antalya Hills Phase-1" situated at Sector 79, Gurugram being developed by M/s Loon Land Development Ltd. was submitted on 20.12.2022 under section 4 of Real Estate (Regulation and Development), Act 2016. This application for registration is a part of the affordable residential plotted colony under DDJAY which falls under license no. 194 of 2022 for area admeasuring 8.7111 acres dated 29.11.2022 valid up to 28.11.2027 being issued in favour of M/s Loon Land Development Ltd. The project comprises of 159 plots.</p> <p>Now, the application submitted by the promoter for the said project contains 159 plots on which total of 636 units are to be constructed as well as the promoter applied for the registration of the affordable residential plotted colony under DDJAY.</p> <p>On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/551 dated 22.12.2022. The promoter has submitted the reply dated 22.12.2022 and 23.12.2022.</p>		
18.	<b>Present compliance status as on 23.12.2022 of deficient documents as conveyed in the notice dated 22.12.2022.</b>	<p>1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). <b>Status: - Not done</b></p> <p>2. Corrections in online detailed project information needs to be done.</p>



	<p><b>Status: - Not done</b></p> <p>3. Copy of approved building plans of residential plots need to be submitted.</p> <p><b>Status: - Submitted</b></p> <p>4. PERT Chart need to be revised.</p> <p><b>Status: - Submitted</b></p> <p>5. Project report need to be provided.</p> <p><b>Status: - Submitted</b></p> <p>6. Draft copy of brochure for the project needs to be submitted.</p> <p><b>Status: - Submitted</b></p> <p>7. REP-II needs to be provided.</p> <p><b>Status: - Submitted</b></p> <p>8. Approved service plans and estimates along with the sanction letter issued from DTCP need to be submitted.</p> <p><b>Status: - Not Submitted</b></p> <p>9. Copy of superimposed demarcation plan on approved layout plan on A1 sheet not submitted.</p> <p><b>Status: - Submitted</b></p> <p>10. Copies of approved X-section plan, Floor plan, apartment plan, elevation plan and structural plan need to be submitted.</p> <p><b>Status: - Submitted</b></p> <p>11. Payment receipt need to be submitted.</p> <p><b>Status: - Submitted</b></p> <p>12. Payment plans need to be provided.</p> <p><b>Status: - Submitted</b></p> <p>13. The Legal documents i.e., application form, BBA, allotment letter and conveyance deed related to allottees is not in the proper format. The same needs to be provided.</p> <p><b>Status: - Submitted</b></p> <p>14. Cost of land for the area applied for registration needs to be clarified. An annexure in support of the same needs to be submitted.</p> <p><b>Status: - Submitted</b></p> <p>15. Any other cost in miscellaneous cost needs to be clarified with supporting document.</p> <p><b>Status: - Submitted</b></p> <p>16. Loan sanction letter, disbursement and repayment schedule needs to be provided.</p> <p><b>Status: - Submitted</b></p> <p>17. CA certificate for expenses incurred and to be incurred needs to be revised.</p> <p><b>Status: - Submitted</b></p> <p>18. Others in financial resources of the project needs to be clarified along with supporting document.</p> <p><b>Status: - Submitted</b></p>
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		19. Document regarding the relation with the M3M needs to be provided. <b>Status: - Submitted</b>
19.	Remarks	1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). 2. Corrections in online detailed project information needs to be done. 3. Approved service plans and estimates along with the sanction letter issued from DTCP need to be submitted.


**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 approved service plan & estimates.

The promoter has submitted cheque no. 000762 dated 22.12.2022 of ICICI Bank amounting to Rs. 25 lacs as a guarantee amount to submit the approved service plans and estimates within three months. The cheque has been received and entered in the register of Planning Coordinator and Planning Coordinator has sent it to Accounts Branch for encashment.

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

  
Asha  
Chartered Accountant

  
Prachi Singh  
Planning Executive

  
Sumeet

Planning Coordinator

Day and Date of hearing	Friday and 23.12.2022
Proceeding recorded by	Ram Niwas

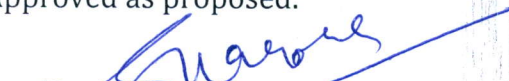
**PROCEEDINGS OF THE DAY**


Proceedings dated: 23.12.2022


Ms. Prachi Singh, Planning Executive briefed about the facts of the case.

Sh. Abhijeet Singh (AR), Sh. Manik Sharma (AR), Sh. Bharat Vigmal(AR) and Sh. Ayush Gupta (AR) are present on behalf of the promoter.

Approved as proposed.

  
(Sanjeev Kumar Arora)  
Member, HARERA, Gurugram

  
(Ashok Sangwan)  
Member, HARERA, Gurugram

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