



Hearing brief for registration of Project u/s 4

S.No	Particulars	Details	
1.	Name of the project	M3M Golf Hills Phase 2	
2.	Name of the promoter	M/s Loon Land Development Ltd.	
3.	Nature of the project	Group Housing	
4.	Location of the project	Sector-79/ 79B, 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 Phase no.	Phase (In 6 Phases)	
		2	
10.	Online application ID	RERA-GRG-PROJ-1578-2024	
11.	License no.	19 of 2019 dated 11.12.2019	valid up to 10.02.2026
		226 of 2023 dated 31.10.2023	valid up to 30.10.2028
		227 of 2023 dated 31.10.2023	valid up to 30.10.2028
12.	Total licensed area	75.3458 acres	Area to be registered
			14.6438 acres
13.	Projected completion date	OC- 31.05.2030	
		CC- 30.04.2032	
14.	QPR Compliances (if applicable)	For RC no 48 of 2023. Submitted - June 23 to Dec 2023.	
15.	4(2)(I)(D) Compliances (if applicable)	Submitted - 2022-23.	
16.	4(2)(I)(C) Compliances (if applicable)	N/A	
17.	Status of change of bank account	N/A	
18.	Details of proceedings pending against the project	N/A	
19.	RC Conditions Compliances (if applicable)	For RC no 48 of 2023. Approved Service Plan and Estimates within 3 months - 25.10.2023(Delay of 118 days). Fire Scheme approval within 3 months - 20.06.2023 (On time). Environment Clearance within 6 months - 03.10.2023.(Delay of 4 days) The matter of RC conditions compliances has been disposed off by the Authority.	

20.	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 226 of 2023 dated 31.10.2023 227 of 2023 dated 31.10.2023
	ii)	Revised Zoning Plan Approval	DRG. NO. DG,TCP 10067 dated 19.02.2024
	iii)	Building plan Approval	ZP-1714/PA(DK)/2024/6843 dated 23.02.2024
	iv)	Environmental Clearance	EC22B039HR193680 dated 07.12.2022 EC23B039HR149654 dated 03.10.2023
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2023/173/631-34 dated 01.03.2023
	vi)	Fire scheme approval	Not Submitted
	vii)	Service plan and estimate approval	Not Submitted
21.	Fee Details		
	Registration Fee	90,109.327*1.39*10 = Rs 12,52,520/-	
	Processing Fee	90,109.327*10=- Rs 9,01,093/-	
	Late Fee	N/A	
	Total Fee	Rs 21,53,613/-	
22.	DD amount	Rs 9,01,100/- Rs 12,44,310/- Rs 8203/-.	
	DD no. and date	501992 dated 27.02.2024. 501993 dated 27.02.2024. 408111653353 dated 21.03.2023 IMPS No. 408111653353 dated 21.03.2023	
	Name of the bank issuing	ICICI Bank	
	Deficient amount	NIL	
23.	File Status	Date	
	File received on	29.02.2024	
	First notice Sent on	21.03.2024	
	First hearing on	27.03.2024	
24.	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 2" located at Sector-79/ 79B, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 50231 dated 29.02.2024 and RPIN-729. The Temp I.D. of REP - I (Part		

A-H) is RERA -GRG-PROJ-1578-2024. The project area for registration is 14.6438 acres and the licensed area is 75.3458 acres vide License no - 19 of 2019, 226 of 2023 and 227 of 2023.

The application for registration of Residential colony under NILP was scrutinized.

The brief history of the project is mentioned below.~

- 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 53.3383 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 Phase 1 of the project was registered vide registration number 48 of 2023 dated 29.03.2023 which was valid upto 28.02.2031.
- 7) Further, two additional licenses was issued vide no. 226 of 2023 and 227 of 2023. Now the total licensed area is 75.3458 acres to be developed in six phases. Now, the building plan was revised vide no. ZP-1714/PA(DK)/2024/6843 dated 23.02.2024.
- 8) The present application is for the Phase 2 of the NILP Colony on 14.6438 acres comprising of 5 Residential Towers with proposed FAR of 90,109.33 sqm having 590 apartments with parking provided in 2 level basements.
- 9) The promoter availed the FAR for the 46.9 acres. The permissible FAR for the residential is 2,63,093 sqm. The phase 1 comprised 1,71,904.529 sqm and the promoter proposed the FAR of 90,109.33 sqm in the Phase-2 admeasuring 14.6438 acres.
- 10) The applied area is falling in the ownership of M/s Loon Land Development Ltd. Hence, the collaboration agreement is not required.

Therefore, the present application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/729 dated 21.03.2024 was issued to the promoter with an opportunity of being heard on 27.03.2024



	<p>The promoter has submitted a reply on 21.03.2024 which was scrutinized and the status of the documents is mentioned below:</p> <p>Proceedings dated: 27.03.2024</p> <p>Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the case. Sh. Abhijeet Singh (AR), Sh. Manik Sharma (AR) and Sh. Bharat Vigmal (AR) are present on behalf of the promoter.</p> <p>The matter to come up on 01.04.2024 as the concerned PE is on leave and hence the project be examined by Sh. Sumeet, PC.</p> <p>Brief facts of the project.</p> <p>Zoning for NILP colony for the area admeasuring 53.3833 acres has been issued by DTCP, Haryana vide dwg No. 9017 dated 17-02-23 showing 5 distinct phases and the phase-1 of the Colony having area 20.0438 acres has been registered with the Authority namely "M3M Golf Hills Phase-1" vide RC no 48 of 2023 dated 29.03.2023.</p> <p>After that, DTCP, Haryana has granted additional license no. 226 of 2023 for 20.41875 acres date 31.10.2023 and 227 of 2023 for 1.54375 acres dated 31.10.2023 and has issued the revised zoning for 75.3458 acres NILP Colony with revised phasing (there being no change in RERA registered phase-1) along with additional 2500 sqm Residential TDR FAR vide Dwg No. 10067 dated 19.02.2024 after freezing collaborators land of 27.131925 acres (falling in phase 3, 4 and 5) out of the total 75.3458 acres. Also the building plans of phase-2 has been approved by DTCP, Haryana vide memo no - ZP-1714/PA(DK)/2024/6843 dated 23.02.2024.</p> <p>The present application for registration is for phase-2 of the NILP Colony on 14.6438 acres comprising of 5 Towers having 590 apartments and services of phase - 2 is distinct and separate from the services falling in phase - 1.</p>
<p>25. Present compliance status as on 01.04.2024 of deficient documents as observed in the last hearing dated 27.03.2024.</p>	<ol style="list-style-type: none"> 1. Deficit Fee - Rs 8203/- Status: Submitted. IMPS No. 408111653353 dated 21.03.2023 amounting to Rs 8203/-. 2. 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 revised. 3. Online DPI needs to be corrected. Status: Submitted but needs to be revised. 4. Approval NOC's from various agencies for connecting external services like road, water supply, sewerage and storm water needs to be submitted. Status: Submitted assurance of Water supply, sewerage, storm water and LOI for road access dated 06.02.2024 submitted. 5. Fire Scheme approval needs to be submitted. If applied than copy of the same needs to be submitted. Status: Applied on 20.03.2024, receipt attached. 6. Approved service plan and estimates needs to be submitted. If applied than copy of the same needs to be submitted. Status: Applied on 18.03.2024, receipt attached. 7. HUDA Construction water NOC needs to be submitted. Status: Submitted (Approved vide memo no. GMDA/SEW/2024/11 dated 04.03.2024.) 8. Mining permission needs to be submitted.

		<p>Status: Submitted. Approved vide memo no. 5447 dated 20.03.2024 valid upto 19.03.2025.</p> <p>9. Draft brochure needs to be revised. Status: Submitted.</p> <p>10. Cost of land as REP-1 is Rs 8042.03 lakhs which include conversion & license fee whereas per DPI & CA certificate it is Rs 6939.39 lakhs. Status: Submitted.</p> <p>11. Total licensed area of the project is 75.3458 acre while area applied for registration reflected in DPI is N/A. Status: Submitted.</p> <p>12. As per Note 33 of Balance Sheet dated 31.03.2023, promoter is co borrower of loan sanctioned to M3M Construction Ltd amounting Rs 39,540 lakhs. As per Loan sanction agreement Co Borrower has mortgaged land of 82.46 acres and receivables from land of 103.04 acres Status: Submitted.</p> <p>13. As per Form CHG-1 promoter has borrowed money from Beacon Trusteeship Ltd Rs 4102 lakhs on 103.57 acre. Loan sanction agreement required. Status: Submitted.</p> <p>14. Audited Balance sheet dated 31.03.2022 needs to be submitted. Status: Submitted.</p> <p>15. Non encumbrance Certificate needs to be submitted. Status: Submitted.</p> <p>16. Brand name i.e. M3M is used by Loon Land Development limited (Promoter), Board Resolution is required from the M3M India Pvt Ltd for permission granted to use the same. Status: Submitted.</p> <p>17. Quarterly schedule of estimated sources need to be Submitted. Status: Submitted.</p> <p>18. Quarterly schedule of estimated expenditure needs to be submitted. Status: Submitted.</p> <p>19. Quarterly cash flow statement needs to be submitted. Status: Submitted.</p> <p>20. No objection certificate required from bank as charge on land is created. Status: Submitted and related to NOC, it is already mentioned in loan sanctioned letter.</p> <p>21. Financial resources from allottees (93%) is more than 90% of total amount of financial resources from the whole project Status: Submitted.</p> <p>22. Detail of loan from other sources amounting Rs 5015.54 lakhs needs to be provided which is reflected in DPI. Status: Submitted.</p> <p>23. CA certificate for Net worth of promoter needs to be submitted. Status: Submitted.</p>
26.	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. Fire Scheme approval needs to be submitted.</p>



4. Approved service plan and estimates needs to be submitted.

Recoomendation - All the required documents for registration under section 4 of the Act, 2016 have been submitted except fire scheme approval, approved service plans and estimates. The Authority may consider for grant of registration upon submission of BG/DD amounting Rs 25 Lakh each as a security amount & undertaking to submit the fire scheme approval and approved service plans and estimates within 4 months from the date of grant of registration certificate.

Ashish Dubey

Ashish Dubey
Chartered Accountant

Shashank Sharma

Shashank Sharma
Associate Engineer Executive

Day and Date of hearing

Monday and 01.04.2024

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 01.04.2024

Sh. Shashank Sharma, Associate Engineer Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

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

The AR of the promoter stated that, phase-II which is applied for a registration is a distinct phase and there are no changes in the design, facilities and services made in respect of the phase - I which is already registered with the Authority vide RC no 48 of 2023 dated 29.03.2023

So, keeping in view of the above, the Authority decided to approve the project as proposed above subject to submission of 25 lakhs BG/DD each as security deposit for submission of fire scheme approval and approved service plans and estimates within 4 months.

(Sanjeev Kumar Arora)
(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
(Arun Kumar)
Chairman, HARERA