

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details	
1.	Name of the project	Commercial-01 in M3M Antalya Hills Phase-I	
2.	Name of the promoter	M/s Loon Land Development Limited	
3.	Nature of the project	Commercial (Distinct commercial component of DDJAY plotted colony)	
4.	Location of the project	Sector- 79, Gurugram	
5.	Legal capacity to act as a promoter	License holder	
6.	Name of the license holder	M/s Loon Land Development Limited	
7.	Status of project	New	
8.	Whether registration applied for whole	Whole	
	Phase no. applied	N/A	
	Nature of phase	N/A	
9.	Online application ID	RERA-GRG-PROJ-1703-2024	
10.	License no.	194 of 2022 dated 29.11.2022	Valid till 28.11.2027
11.	Total licensed area	8.7111 acres	Area to be registered 0.2496 acres
12.	Projected completion date	OC - 01.05.2027 CC - 01.08.2027	
13.	QPR Compliances (124 & 125 of 2022 dated 23.12.2022)	Submitted	
14.	4(2)(I)(D) Compliances (124 & 125 of 2022 dated 23.12.2022)	Submitted	
15.	4(2)(I)(C) Compliances (124 & 125 of 2022 dated 23.12.2022)	Registration valid as on date	
16.	Status of change of bank account	N/A	
17.	Details of proceedings pending against the project	Nil	
18.	RC Conditions Compliances (124 & 125 of 2022 dated 23.12.2022)	Approval of service plans and estimates - Submitted.	
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	194 of 2022 dated 29.11.2022 (For DDJAY plotted colony)
	ii)	Zoning Plan Approval	DRG. NO. DTCP 8792 dated 29.11.2022 (For commercial)
			Validity upto
			28.11.2027
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	iv) Environmental Clearance	SEIAA/HR/2022/208 dated 07.12.2022 (For DDJAY Plotted colony)	06.12.2032
	v) Airport height clearance	N/A	
	vi) Fire scheme approval	Not submitted (For commercial)	
	vii) Service plan and estimate approval	LC-4210-JE(DS)-2023/12506 dated 02.05.2023 (For DDJAY Plotted colony)	
20.	Fee Details		
	Registration Fee	1767.676 * 1.75 * 20 = Rs 61,869/-	
	Processing Fee	1767.676 * 10 = Rs 17,677/-	
	Late Fee	N/A	
	Total Fee	Rs 79,546/-	
21.	RTGS/DD amount	Rs 62,000/- Rs 18,000/-	
	RTGS/DD no. and date	502342 dated 24.07.2024 502343 dated 24.07.2024	
	Name of the bank issuing	ICICI Bank	
	Deficient amount	Nil	
22.	File Status	Date	
	File received on	02.08.2024	
	First notice sent on	30.08.2024	
	First hearing on	02.09.2024	
	Second hearing on	09.09.2024	
23.	Case History:		
	<p>The Promoter M/s Loon Land Development Limited who is a license holder applied for the registration of real estate project Commercial (Distinct commercial component of DDJAY plotted colony) namely "Commercial-01 in M3M Antalya Hills Phase-I" located at Sector-79, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 76615 dated 02.08.2024 and RPIN-776. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1703-2024. The project area for registration is 0.2496 acres.</p> <p>This application for registration of project Commercial (Distinct commercial component of DDJAY plotted colony) is a part of residential plotted colony under DDJAY being developed over an area measuring 8.7111 acres under license no. 194 of 2022 dated 29.11.2022.</p> <p>The application for registration of the project was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/776 dated 30.08.2024 was issued to the promoter with an</p>		

scrutinized and the status of the documents is mentioned below.

24.	Present compliance status as on 09.09.2024 of deficit documents conveyed through notice dated 30.08.2024.	<ol style="list-style-type: none">1. The annexures in the online application are not uploaded as well as the 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 corrected3. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Not submitted. However, Applied dated 07.06.2024. Only acknowledgement attached.4. Mining permission needs to be submitted. Status: Submitted which is expired along with undertaking with clarification stating that the excavation has been completed and there is no further requirement of revalidation. Photographs attached.5. Cost of the land needs to be clarified according to the area applied for the registration. Status: Submitted6. Cost of EDC and IDC needs to be provided. Status: Submitted7. CA certificate for expenditure incurred and to be incurred needs to be revised. Status: Submitted8. Copy of paid challan of EDC and IDC needs to be provided if paid. Status: Submitted9. Quarterly statement of expenditure and sources needs to be revised. Status: Submitted10. Project report needs to be revised. Status: Submitted11. Cash flow statement needs to be revised. Status: Submitted
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- H) application.
2. Online DPI needs to be corrected.
 3. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted.

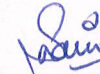
Recommendation:

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 has been submitted and found to be in order except the corrections in online A-H form, Online DPI and Fire scheme approval.

The authority may consider for grant of registration of project subject to submission of above.


Asha

Chartered Accountant



**Sumeet
Engineering Officer**

Day and Date of hearing	Monday and 09.09.2024
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 09.09.2024


Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the case.

Sh. Manik Sharma (AR) and Sh. Bharat Vignal (AR) are present on behalf of the promoter.

Approved as proposed subject to deposit of DD/BG of Rs. 25 lakhs for submission of fire scheme approval within three months along with rectification of other deficiencies.


**(Ashok Sangwan)
Member, HARERA**


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


**(Arun Kumar)
Chairman, HARERA**