

Hearing brief for project registration u/s 4

S.No	Particulars	Details
1.	Name of the project	M3M Forestia West I
2.	Name of the promoter	M/s M3M India Infrastructures Pvt. Ltd.
3.	About the promoter	M/s M3M India Infrastructures Private Limited is an, unlisted private entity incorporated on December 19, 2014, and registered with the RoC in Delhi. The company maintains an authorized and paid-up share capital of ₹1,00,000 and is currently managed by directors Pramesh and Bhoopendra Singh. Headquartered at the M3M International Financial Center (IFC) in Sector-66, Gurugram, it serves as a key subsidiary within the larger M3M Group. As of late 2025, the firm is spearheading the M3M Innovation Park, a significant 139.79-acre industrial development in Gurugram. The company recently reported its latest audited financials for the period ending March 31, 2025, following its last Annual General Meeting held on September 26, 2025. Its parent group remains one of India's fastest-growing developers, targeting record sales of approximately ₹30,000 crore for the 2024-25 fiscal year.
4.	Nature of the project	Affordable Group Housing Colony
5.	Location of the project	Sector -M9, M-10 & M-11, Manesar, Gurugram
6.	Legal capacity to act as a promoter	License holder
7.	Name of license holder	M/s M3M India Infrastructures Pvt. Ltd.
8.	Status of project	New
9.	Whether registration applied for whole/phase	Phase
10.	Total no. of phases	18
11.	Phase applied for	Phase 10A & 10B
12.	Completion date as mentioned in REP-II	OC: 30.06.2034
13.	Online application ID	RERA-GRG-PROJ-2124-2025
14.	License no.	168 of 2025 dated 08.09.2025
15.	Total licensed area	139.79375 Acres
		Area to be registered
		7.2262 Acres
16.	QPR Compliances	For RC no. 94 of 2025 granted for industrial plotted colony: Not applicable
17.	4(2)(I)(D) Compliances	For RC no. 94 of 2025 granted for industrial plotted colony: Not applicable
18.	4(2)(I)(C) Compliances	For RC no. 94 of 2025 granted for industrial plotted colony: Not applicable

19.	Status of change of bank account (if applicable)	Not applicable	
20.	Details of proceedings pending against the project	Not applicable	
21.	RC Conditions Compliances	Not applicable	
22.	Number of towers	Tower: 1, 2, 3, 4, 5, 6, 7, 8 & 9	
23.	Number of Floors	G+40, G+40, G+38, G+38, G+38, G+39, G+39, G+39 & G+39	
24.	Number of units	1384	
25.	Size of units	72 Sq.m. to 89.65 Sq.m. (As per DPI)	
26.	Total Project cost	Rs 2352 Cr (as per DPI)	
27.	Project expenditure so far	Rs 52 Cr (as per DPI)	
28.	Estimated expenditure for completion to be incurred	Rs 2300 Cr (as per DPI)	
29.	Construction cost per Sq.ft.	Rs 4400/- (as per DPI)	
30.	Statutory approvals either applied for or obtained prior to registration		
	S. No	Particulars	Date of approval
	i)	License Approval	168 of 2025 dated 08.09.2025
	ii)	Layout plan approval	Drg. No. DTCP 11429 dated 09.09.2025 (Approved for Industrial plotted colony of 139.79375 Acres)
	iii)	Demarcation cum Zoning plan approval	Drg. No. DTCP 11475 dated 29.09.2025
	iv)	Building plan Approval	Memo no. ZP-2204-A/PA(DK)/2025/46660 dated 09.12.2025
	v)	Environmental Clearance	EC25B3812HR5421639N dated 01.12.2025
	vi)	Fire scheme approval	Not submitted
	vii)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2024/608/2106-09 dated 22.07.2024
	viii)	Service plan and estimate approval	Not submitted (Applied on 22.12.2025)
	xi)	Approval of Electrification plan	Ch-42/OLNC-HT/GGM-I/EP-493 dated 01.09.2025 (Approved for Industrial plotted colony of 139.79375 Acres)

31.	Fee details	
	Registration fee	Residential: 1,57,551.17 x 2.37 x 10= Rs 37,33,963/-
	Processing fee	1,57,551.17 x 10= Rs 15,75,512/-
	Late fee	Not applicable
	Total	Rs 53,09,475/-
32.	RTGS/ DD amount	Rs 15,70,007/- Rs 37,34,615/- Rs 4,853/-
	RTGS/ DD no. and date	500762 dated 04.12.2025 500763 dated 04.12.2025 251223255378566 dated 23.12.2025
	Name of the bank issuing	ICICI Bank
	Deficient amount	Nil
33.	File Status	Date
	File received on	05.12.2025
	First notice Sent on	23.12.2025
	1st hearing on	29.12.2025
34.	<p>Case History: -</p> <p>The Promoter M/s M3M India Infrastructures Pvt. Ltd. who is a license holder applied for the registration of real estate Affordable Group Housing Colony project namely "M3M Forestia West I" located at Sector -M9, M-10 & M-11, Manesar, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 101744 dated 06.11.2025 and RPIN-986. The Temp I.D. of REP - I (Part A-H) is RERA-GRG-PROJ-2124-2025. The project area for registration is 7.2262 Acres vide License no 168 of 2025 dated 08.09.2025 valid up to 07.09.2030</p> <p>The application for registration of Affordable Group Housing Colony project was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/998 dated 23.12.2025 was issued to the promoter with an opportunity of being heard on 29.12.2025.</p> <p>The public notice was published in 3 leading newspapers 1 Hindi and 2 English on 12.12.2025 namely The Tribune, The Hindu & Dainik Tribune. No objections were received up to 25.12.2025.</p> <p>The status of the documents is mentioned below:</p>	
35.	<p>Present compliance status as on 29.12.2025 of deficient documents conveyed in deficiency dated 23.12.2025.</p>	<ol style="list-style-type: none"> Deficit fee of Rs 4,853/- needs to be paid. Status: Submitted vide RTGS no. 251223255378566 dated 23.12.2025. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status: Submitted, but corrections need to be done. Corrections marked on the hard copy of online DPI need to be done.

		<p>Status: Submitted, but corrections need to be done.</p> <p>4. The details of ongoing litigation in the past five years in relation to the real estate projects developed or being developed by the promoter in the State, if any, in accordance with Rule 14(1)(a)(iii) of the Haryana Real Estate (Regulation and Development) Rules, 2017 in the format provided under Annexure- C of the Rules, 2017 need to be submitted.</p> <p>Status: An affidavit has been submitted stating that there is no ongoing litigation on the land applied for registration.</p> <p>5. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted.</p> <p>Status: Not submitted</p> <p>6. Approved service plans and estimates needs to be submitted. If applied, then copy of the same needs to be submitted.</p> <p>Status: Not submitted, applied on 22.12.2025.</p> <p>7. Approval NOC from concerned agency for connecting external service like road access needs to be submitted.</p> <p>Status: An affidavit has been submitted stating that the site is already connected to a 60m wide road, and internal roads 18m and 24m wide are proposed to be constructed by the promoter on the licensed land as per the approved layout plan.</p> <p>8. Draft application form, allotment letter, builder buyer agreement and conveyance deed need to be revised as per prescribed format.</p> <p>Status: Submitted, but application form needs to be revised.</p> <p>9. Draft brochure and advertisement document along with project photos needs to be submitted.</p> <p>Status: Submitted</p> <p>10. Mining permission for the applied project needs to be submitted.</p> <p>Status: Not submitted</p> <p>11. As per the permission given by Divisional Forest Officer, Gurgaon, promoter will do the trimming/ fell/ transplant at their own level. Notarized affidavit for the same need to be submitted.</p> <p>Status: An affidavit regarding the same has been submitted.</p>
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HARERA

GURUGRAM

M3M Forestia West I

RERA-GRG-PROJ-2124-2025

		<p>12. Original non-encumbrance certificate not below the rank of tehsildar certified on 02.09.2025 & 08.09.2025 needs to be submitted. Further as per NEC 69 kanal 3.5 marla and 68 kanal 16 marla is mortgaged to DTCP. Status: The promoter stated that the original NEC had already been submitted at the time of registration of the industrial plotted colony, namely 'Gurgaon International City'.</p> <p>13. Details of any other cost amounts to Rs. 15978.82 lakhs and details of financial resources from Others amounts to Rs 5246.67 lakhs mentioned in DPI needs to be submitted. Status: Submitted</p> <p>14. Quarterly estimated expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted. Status: Submitted</p> <p>15. Schedule and Challan of EDC and IDC paid for the project needs to be submitted. Status: Submitted</p>
36.	Remarks	<p>1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status: Submitted, but corrections need to be done.</p> <p>2. Corrections marked on the hard copy of online DPI need to be done. Status: Submitted, but corrections need to be done.</p> <p>3. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted.</p> <p>4. Approved service plans and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Not submitted, applied on 22.12.2025.</p> <p>5. Draft application form needs to be revised as per prescribed format. Status: Submitted, but application form needs to be revised.</p> <p>6. Mining permission for the applied project needs to be submitted.</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

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 (विनियमन और विकास) अधिनियम 2016 की धारा 20 के अर्तगत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

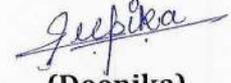
required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except correction in A to H, corrections in online DPI, Approved Fire Scheme, Approved Service plan and Estimates and the documents mentioned above at S.No 36.

The promoter shall submit the BG/DD amounting to Rs. 25 lakhs as a security amount for submission of Approved Fire Scheme, Approved Service plan and estimates within 4 months from the grant of registration and mining permission before the commencement of the construction at site.

It is recommended that the Authority may consider the grant of registration subject to the submission of above


(Ashish Dubey)

Chartered Accountant


(Deepika)

Planning Executive

Day and Date of hearing	Monday and 29.12.2025
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 29.12.2025

Ms. Deepika, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.

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

The Authorized Representative of the promoter submits that, a policy has been formed by Government of Haryana regarding grant of licenses for development of Industrial Colony in Industrial/Agricultural zone in view of Enterprises Promotion Policy-2015. Based on the policy, the Department of Town & Country Planning, Haryana has granted license no. 168 of 2025 dated 08.09.2025 to M/s M3M India Infrastructures Pvt. Ltd for setting up of Industrial Plotted Colony on the land measuring 139.79375 acres in the revenue estate of village Bas Haria & Jhund Sarai Abad, Sector-M9, M10 & M11, Manesar, Gurugram.

Thereafter, the phasing plan has been approved by DTCP vide memo no. ZP-2204/PA(DK)/2025/44081 dated 20.11.2025 and building plans has been granted in favour of M/s M3M India Infrastructures Pvt. Ltd. for Phase 10A & 10B of Affordable Group Housing Colony vide Memo No. ZP-2204-A/PA(DK)/2025/46660 dated 09.12.2025. Now, the total project has been converted into 18 phases i.e., 1, 2, 2A, 3 to 9, 10A, 10B, 10 C, 10D, 11A, 11B, 12A, 12B. As per the approved phasing plan, the site is demarcated as Affordable Group Housing i.e., 10A, 10B, 10C & 10D having area admeasuring 16.47378 Acres from which phase 10A & 10B consist of 7.2262 Acres has been applied for registration in the Authority on 05.12.2025.

The Authorized Representative of the promoter further states that as per the Policy clause 1.6(iii), colonizer sell(s) the flat at a pre-determined rate. Whereas, it is also mentioned that, this option is not obligatory and if colonizer does not want to sell the Affordable Industrial Housing at pre-determined rate, then he has to pay the license fee, IDC and EDC as applicable on the Group Housing Colony. The colonizer has also to pay proportionate fees & charges in respect of increase in FAR of Affordable Industrial Housing from 175 to 225. Accordingly, the promoter has already paid the license fee, Conversion charges, Scrutiny fees, IDC and EDC amounting to Rs. 102.20 cr out of Rs. 502.07 cr as per the scheduled FAR i.e., 2.25 which is approved by the concerned department and the balance Rs. 399.86 cr will be paid as per the schedule fixed by the concerned department. **Therefore, due to the above payment done by the promoter, this Affordable group housing project will be treated as Group Housing project.**



It is pertinent to mentioned that, the size of the flats has been kept as per the said policy clause 1.4.2. and Marketing/Sale of the flats in this said project will be done as per rates fixed by the Promoter and accordingly there will be no draw conducted by the Department of Town & Country Planning, Haryana for the said project. Presently, Fire Scheme Approval, Approved service plans and estimates and Mining Permission are under process and the said approvals have not yet been obtained as on date. Further, the AR of the promoter undertakes to obtain and submit:

- i. The Fire Scheme Approval and Approved Service Plans and Estimates within 4 months from the date of grant of registration; and
- ii. Mining permission before the start of construction.

Further, the AR of the promoter undertakes to submit two Demand Drafts amounting to Rs. 25 lakhs each, as a security deposit for timely compliance with the above requirements at point (i). It is also expressly undertaken that in the event of failure to obtain and submit the aforesaid approvals within the stipulated time frames; the said security amount(s) shall be liable to be forfeited by the Authority. The Authorized Representative submits that 60m road is already connected to the said project and they do not require the road access permission from the concerned department.

The Authority has noticed that, the Government of Haryana has formed the Affordable Housing Policy, 2013 published vide Gazette notification no. PF-27/48921 dated 19.08.2013 notified under Section 9A of Haryana Development and Regulation of Urban Areas Act, 1975 (Act no. 08 of 1975) wherein, the size of the flats and maximum allotment of rates on per sq. ft. carpet area basis has been fixed by the Government of Haryana.

Further, a policy regarding grant of licenses for development of Industrial Colony in Industrial/Agricultural zone in view of Enterprises Promotion Policy-2015 has been formed by the Government of Haryana vide memo no Memo. No. Misc.388/PA(RB)/2015/7/16/2006-2TCP dated 01.10.2015. The clause 1.4.2 of the said policy is reproduced as below: -

Minimum 75 % of residential component will be earmarked for Affordable Industrial Housing for Lower Income Group (LIG) and Economical Weaker Section (EWS). Out of 75% area reserved for Affordable Industrial Housing, 60% area shall be earmarked for LIG category of which flats will be having maximum carpet area of 90 sqmtr and, remaining 40% area shall be earmarked for EWS category having flat size upto 60 sqmtr.

Accordingly, it is noticed that as per clause 1.6(iii) of the said policy, Affordable Industrial Housing will create housing for LIG and EWS, therefore, the license fee and Infrastructure Development Charges (IDC) shall stand waived off along with levy of rates and schedule of EDC applicable on Residential Plotted Colony, provided colonizer sells the flat at a pre-determined rate.

Whereas, it is also mentioned that, this option is not obligatory and if colonizer does not want to sell the Affordable Industrial Housing at pre-determined rate, then he has to pay the license fee, IDC and EDC as applicable on the Group Housing Colony. The colonizer has also to pay proportionate fees & charges in respect of increase in FAR of Affordable Industrial Housing from 175 to 225. In the present application for registration which is under the consideration with the Authority, the promoter states that they are opting for paying the license fee, IDC and EDC to the Department of Town & Country Planning, Haryana and they will do the Marketing/Sale as per

the rates fixed by the promoter. It is pertinent to note that this is not the Affordable Group Housing Colony as per the Affordable Housing Policy, 2013 notified by Government of Haryana.

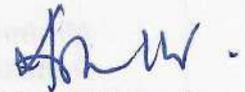
Keeping in view of the above, the promoter shall submit the notarized affidavit by the Director of the company regarding clarification of the payment done in terms of clause 1.6(iii) of the said Industrial policy dated 01.10.2015. Further, the promoter is directed to disclose the said terms of the policy, as stipulated under Clause 1.6(iii), in its brochure(s), marketing material, advertisements, or any other publication issued by it and condition to this effect shall also be incorporated in Registration Certificate.

The Authority has taken note of the submissions made by the Authorized Representative of the promoter regarding the non-availability of the aforesaid statutory approvals as on date. In view of the above, and in the interest of regulatory compliance, the Authority hereby directs that the promoter shall submit two separate Demand Drafts, each amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only), in favour of the Authority, as security amounts for timely submission of the following approvals:

- a. Fire Scheme Approval: within 4 months from the date of grant of registration; and
- b. Approved Service Plans and Estimates: within 4 months from the date of grant of registration.

In the event of non-submission of any of the above approvals within the prescribed time frames, the corresponding security amount shall stand forfeited by the Authority, and such failure may also attract additional regulatory action as permissible under the Act of 2016, rules and regulations made thereunder. The Mining permission shall be submitted before start of construction at the site.

Approved as proposed subject to rectification of deficiencies mentioned above and the RC shall be issued after the submissions of affidavit by director and two DDs as per above including correction in form A-H and DPI along with deficiencies mentioned above at S.No. 36.



(Arun Kumar)
Chairman, HARERA