



PROJECT HEARING BRIEF				
SNo.	Particulars	Details		
1.	Name of the project	Golden Park		
2.	Name of the promotor	M/s Goel and Son's Developers Pvt. Ltd.		
3.	Nature of the project	Residential Plotted Colony under DDJAY		
4.	Location of the project	Village Khailka, Sector-04, Sohna, Sohna (Gurugram)		
5.	Legal capacity to act as a promoter	Licensee		
6.	Name of the license holder	M/s Goel and Son's Developers Pvt. Ltd.		
7.	Whether registration applied for whole	Whole		
8.	Date of completion of project as per REP-II	24.06.2027		
9.	License no.	76 Of 2022	Valid up to 23.06.2022	
10.	Total licensed area	18.025 Acres	Area to be registered	18.025 Acres
11.	Statutory approvals either applied for or obtained prior to registration			
	S.No.	Particulars	Date of approval	Validity up to
	i)	License Approval	24.06.2022	23.06.2027
	ii)	Zoning Plan Approval	Not submitted	
	iii)	Layout plan Approval	27.06.2022	
	iv)	Environmental Clearance	N/A	
	v)	Airport height clearance	N/A	
	vi)	Fire scheme approval	N/A	
	vii)	Service plan and estimate approval	Not submitted	

	viii)	Electricity load availability connection	05.07.2022
12.	File Status		Date
	Project received on		04.08.2022
	First notice sent on		18.08.2022
	First reply submitted on		26.08.2022
<p>Case history-</p> <p>The promoter i.e. M/s Goel and Sons Developers Pvt. Ltd. has applied on dated 04.08.2022 for registration of their affordable plotted colony under DDJAY namely "Golden Park" located at revenue estates of village Khailka, Sector-04, Sohna, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application is for project land admeasuring an area of 18.025 acres for which the license vide no. 76 of 2022 dated 24.06.2022 valid upto 23.06.2027 has been issued by DTCP in favour of M/s Goel and Sons Developers Pvt. Ltd.</p> <p>The current application pertains to 324 residential plots and 1 commercial block out of which 164 are frozen and 45 plots are mortgaged. On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter through first deficiency notice vide no. HARERA/GGM/RPIN/487 dated 18.08.2022.</p> <p>A reply regarding the same has been received in the authority on 26.08.2022</p> <p>Scrutiny of reply dated 26.08.2022</p> <ol style="list-style-type: none"> 1. An undertaking regarding the transfer of 10% land to the govt. for community facility needs to be uploaded. Status: Submitted 2. Mutation, jamabandi and aks shijra duly certified by revenue officer 6 months prior to date of application needs to be submitted. Status: Submitted 3. Information to revenue department regarding the fact that project land licensed and bonded for setting up of a colony needs to be submitted. Status: Submitted 4. Land title search report needs to be revised. Status: Submitted 			

	<ol style="list-style-type: none"> 5. REP-II needs to be revised. Status: Submitted 6. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana needs to be submitted. 7. Status: Submitted an undertaking that the approved zoning plan will be submitted in the authority within three months. 8. Natural conservation zone NOC needs to be submitted Status: Submitted an undertaking of non- applicability. 9. Tree cutting permission needs to be submitted. Status: Submitted an undertaking of non- applicability. 10. Forest land diversion NOC needs to be submitted. Approval for power line shifting (if applicable) needs to be submitted. Status: Submitted an undertaking of non- applicability. 11. Allotment letter needs to be revised. Status: Submitted 12. Approved zoning plan on A1 size sheet (laminated) needs to be submitted. Applied copy of the same needs to be submitted till the final approved is obtained. Status: Submitted an undertaking that the approved zoning plan will be submitted in the authority within three months. 13. A copy of superimposed demarcation plan on approved layout plan needs to be submitted. Status: Submitted 14. An undertaking regarding 10% land transferred to the Govt. for community facility needs to be submitted. Status: Submitted 15. PERT chart of the project needs to be submitted. Status: Submitted 16. Promoter affidavit keeping in view of section 4(2)(I)(D) of the Act needs to be submitted. Status: Submitted 17. Board resolution authorizing to operate the bank account needs to be submitted. Status: Submitted
13.	<p>Deficit documents</p> <ol style="list-style-type: none"> 1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each. Status: Documents uploaded. Quarterly estimated schedule of expenditure needs to provided. 2. Corrections marked on the hard copy of online DPI and conveyed to the promoter need to be done. 3. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana needs to be submitted. Status: Submitted an undertaking that the approved zoning plan will be submitted in the authority within three months. 4. Approved zoning plan on A1 size sheet (laminated) needs to be submitted. Applied copy of the same needs to be submitted till the final approved is obtained.

Project Golden Park
 Promoter Goel and Son's developers Private Limited

		<p>Status: Submitted an undertaking that the approved zoning plan will be submitted in the authority within three months.</p> <p>5. Bank Undertaking needs to be submitted.</p>
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Ash
 (Asha)

Chartered Accountant

Ar. Neeraj Gautam
 29/8/22

(Ar. Neeraj Gautam)
 Associate Architectural Executive

Day and Date of hearing		Monday 29.08.2022		
Proceeding recorded by		Sh. Ram Niwas		
REPRESENTED THROUGH				
Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Sh. Rajesh Kumar	VP	9971466033	
PROCEEDINGS OF THE DAY				
<p>Proceedings dated 29.08.2022</p> <p>Ms. Geeta Rathee Singh, Sr. L.O.Ar. and Ar. Neeraj Gautam, Associate Architectural Executive briefed about the facts of the case.</p> <p>Sh. Rajesh Kumar (VP) is present on the behalf of the promoter. The AR is advised to rectify the remaining deficiencies as well as submit the zoning plan as well service plan estimates of the above said plotted colony before the request is considered. Even the copy of service plan/estimates submitted to the HSVP is also not attached.</p> <p>The matter to come up on 12.09.2022.</p>				

V.K. Goyal

(Vijay Kumar Goyal)
 Member, HARERA, Gurugram

Dr. K.K. Khandelwal

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