

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

Project Central Park The Orchard
 Promoter M/s St. Patricks Realty Pvt. Ltd.

PROJECT HEARING BRIEF


SNo.	Particulars	Details
1.	Name of the project	Central Park The Orchard
2.	Name of the promoter	M/s St. Patricks Realty Pvt. Ltd.
3.	Nature of the project	Independent residential Floors
4.	Location of the project	Village – Dhunela, Sector 30, Sohna, Gurugram
5.	Legal capacity to act as a promoter	Collaborator
6.	Name of the license holder	St. Patricks Realty Pvt. Ltd. , S/Sh. Sher Jang-Sher Mohammed-Wahid Khan-Akbar Ss/O Shri. Chutmal, Sohrab Khan-Yamir Khan-Sharfaraz Khan Ss/O Akbar, Inderjeet S/O Tej Bhan, Ishwar Devi W/o Tej Bhan, Ambrose Buildcon Pvt. Ltd.
7.	Whether registration applied for whole	Whole
8.	Status of project	New
9.	Temp. ID	RERA- GRG- PROJ- 1158- 2022
10.	Date of completion declared u/s 4(2)(I)(c)	29.11.2026
11.	Fee calculation	The promoter has not submitted the approved building plans for the plots under consideration. Hence, the fee could not be calculated.
12.	License no.	104 Of 2021
		Valid up to 19.12.2026

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

13.	Total licensed area	47.759 Acres	Area to be registered	10.2230 Acres
14.	Statutory approvals either applied for or obtained prior to registration			
	S.No.	Particulars	Date of approval	Validity up to
	i)	License Approval	10.12.2021	09.12.2026
	ii)	Zoning Plan Approval	10.08.2022	
	iii)	Layout plan Approval	13.12.2021	
	iv)	Environmental Clearance	19.08.2022	18.08.2032
	v)	Airport height clearance	N/A	
	vi)	Fire scheme approval	N/A	
	vii)	Service plan and estimate approval	16.05.2022	
15.	File Status	Date		
	Project received on	15.09.2022		
	First notice sent on	27.09.2022		
16.	No. of Units i.e. (sold units - in case of ongoing and unsold units)	Unsold unit:- 248 Units on 76 Plots		
	<p>Case history-</p> <p>The promoter, i.e., M/s St. Particks Realty Pvt. Ltd. has applied on dated 15.09.2022 for registration of independent registration floors namely "Central Park The Orchard" located at Village - Dhunela, Sector 30, 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 10.2230 Acres falling in the project area measuring 47.759 Acres pertaining to license 104 of 2021 Dated: 10.12.2021 issued by DTCP in favour of Sher Jang and others in collaboration with M/s St. Patricks Realty Pvt Ltd. The applicant promoter has applied for the registration of 248 independent floors on 76 Plots.</p> <p>On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter and an opportunity of hearing is provided to the promoter on 03.10.2022.</p>			
1.	Deficit documents	<ol style="list-style-type: none"> 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. 2. Corrections marked on the hard copy of online DPI need to be done. 3. Approved building plans need to be submitted. 		

		<ol style="list-style-type: none">4. Plots on which floors are proposed marked on approved layout needs to be submitted.5. Bank undertaking needs to be submitted in original copy.6. Cash flow statement needs to be provided.7. Copy of board resolution for authorizing bank a/c operation needs to be provided.
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(Asha)
Chartered Accountant


(Ar. Neeraj Gautam)
Associate Architectural Executive

Day and Date of hearing	Monday and 03.10.2022
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

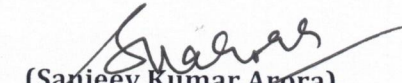
Proceedings dated 03.10.2022

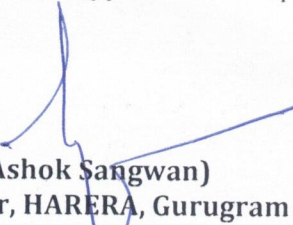
Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed the facts of the case.


Sh. Gulshan Kumar (Asstt. Manager) is present on behalf of the promoter.

Deficiencies have already been communicated. Promoter is advised to rectify the deficiencies and submit deficient documents, as detailed above.

As neither the building plans of the floors have been approved by the DTCP nor have been submitted to the Authority. The promoter is advised to apply as and when the building plans are approved. The application is returned with the above remarks.


(Sanjeev Kumar Arora)
Member, HARERA, Gurugram


(Ashok Sangwan)
Member, HARERA, Gurugram


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