

PROJECT HEARING BRIEF

SNo.	Particulars	Details	
1.	Name of the project	Central Park Flower Valley- Floors and Villas	
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 & Berka, Sector- 29, 30, 32 & 33, Sohna, District Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	54 of 2014	
		M/s St. Patricks Realty Pvt. Ltd., Sh. Chandi Ram, Sh. Pratap Singh and others	
		28 of 2016	
		M/s St. Patricks Realty Pvt. Ltd., SFI Infraprojects and Realtors Pvt. Ltd., Sh. Chandi Ram, Sh. Pratap Singh and others	
		07 of 2020	
	M/s St. Patricks Realty Pvt. Ltd., Sh. Chandi Ram, Sh. Pratap Singh and others		
7.	Whether registration applied for whole	Phase applied for registration	
8.	Date of completion of project as per REP-II	31.12.2024	
9.	License no.	54 of 2014	Valid up to 19.06.2019 and renewed up to 19.06.2024
		28 of 2016	Valid up to 22.12.2021 and renewed up to 22.12.2026
		07 of 2020	Valid up to 28.01.2025
		104 of 2021	Valid up to 09.01.2026

10.	Total licensed area	196.4423 acres	Area to be registered	14.4938 acres
11.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	20.06.2014	19.06.2024
			23.12.2016	22.12.2026
			29.01.2020	28.01.2025
	ii)	Zoning Plan Approval	11.08.2020	
	iii)	Layout plan Approval	29.01.2020	
	iv)	Environmental Clearance	20.04.2021	19.04.2028
	vi)	Fire scheme approval	N/A	
	vii)	Service plan and estimate approval	14.07.2020	
	viii)	Electricity load availability connection	19.03.2021	
12.	File Status	Date		
	Project received on	13.07.2022		
	First notice sent on	15.07.2022		
	1 st reply submitted on	28.07.2022		
	1 st hearing on	01.08.2022		
	2 nd reply submitted on	16.08.2022		
	2 nd hearing on	17.08.2022		
	3 rd hearing on	05.09.2022		
	Case history-			
	The promoter i.e., St. Patricks Realty Pvt. Ltd. has applied for the registration of independent floors and villas on already registered residential plots namely "Central Park Flower Valley"			

located at the revenue estate of village Dhunela & Berka, Sector- 29, 30, 32 & 33, Sohna, District Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.

Below mentioned licenses are obtained from Director General, town & Country Planning, Haryana to develop a residential plotted colony over an area measuring 196.4423 acres in the revenue estate of village Dhunela & Berka, sector - 29, 30, 32 & 33, Sohna District Gurgaon. Details of First License and additional licenses over an area measuring 196.4423 acres are given below:

1. 54 of 2014 dated 20/06/2014 for 105.4083 acre registered vide RERA Reg. No: 95 of 2017
2. 28 of 2016 dated 23/12/2016 for 23.05 acres registered vide RERA Reg. No: 95 of 2017
3. 07 of 2020 dated 29/01/2020 for 20.225 acres registered vide RERA Reg. No: 11 of 2020
4. 104 of 2021 dated 10/01/2021 for 47.418 acres registered vide RERA Reg. No: 37 of 2022.

Now the promoter, i.e., St. Patricks Realty Pvt. Ltd. has applied the registration of independent floors and villas on 334 plots (65 Villas and 883 independent floors).

Detail of RERA Registration of various phases are as follows: -

1. 1st Phase RERA registration no. 95 of 2017 for an area measuring 128.4583 acres was taken from Interim RERA Panchkula on 28.08.2017 and the same is valid up to 31.07.2022. (+ 6 month covid extension= 30.01.2023)
2. 2nd phase RERA registration no. 11 of 2020 for an area measuring 20.225 acres (additional license) was taken from RERA Gurugram on 18.03.2020, valid up to 31.12.2024 (+ 6 month covid extension= 30.06.2025)
3. 3rd phase RERA registration no. 37 of 2022 for an area measuring 47.418 acres (additional license) was taken from RERA Gurugram on 16.05.2022, valid up to 09.12.2026.
4. 4th phase is reserved for future phases as and when zoning for UD area is approved by the competent authority.

Revision of layout plans: -

1. Layout plan of the area measuring 128.4583 acres was approved on 28.12.2016 with additional license no. 28 of 2016.
2. Layout plan of 148.6833 acres was approved on 29.01.2020 with additional license no. 07 of 2020.
3. Layout plan of 196.4423 acres is approved on 10.12.2021 with additional license no. 104 of 2021.

Replies regarding the deficiency notice sent to the promoter after scrutiny of the application are received in the authority on 28.07.2022 and 16.08.2022. On scrutiny of the replies, it was found that there are still some deficiencies.

Proceedings dated 01.08.2022

Ms. Geeta Rathee Singh, Sr. Legal Officer, and Ar. Neeraj Gautam, Associate Architectural Executive, briefed the facts of the case. Sh. Gulshan Kumar (Assistant Manager) and Sh. Saurabh Bhardwaj (Manager) are present on behalf of the promoter. The AR of the promoter seeks 2 weeks' time for submission of the deficit documents including hard copies of the DPI and other relevant approvals. Meanwhile the office is directed to check the status of penal proceedings if pending in respect of the above project and to put up the same. The matter to come up on 17.08.2022.

Scrutiny of reply dated 16.08.2022

1. The promoter was directed to submit the hard copies of the documents annexed with the online DPI in the Authority which is yet to be submitted.
Status: Submitted
2. The promoter has applied in the capacity of collaborator. However, the status of current land title on the plots on which the floors are proposed need to be provided.
Status: An undertaking by the promoter that the plots on which floors have been proposed are not sold to any third party submitted.
3. Approved zoning plan for revised area of 196.4423 acres need to be submitted.
Status: Submitted
4. Villas and floors marked on approved layout plan need to be submitted.
Status: Submitted
5. Approved environmental clearance for revised area of 196.4423 acres need to be submitted.
Status: Submitted
6. Approved service estimates along with the sanction letter needs to be submitted.
Status: Submitted
7. Building plan approval for remaining (25 plots) need to be submitted.
Status: Submitted of 19 out of 25 remaining plots.
8. Approved service plans need to be submitted.
Status: Submitted
9. Bank undertaking on the letter head of the bank needs to be submitted.
Status: Submitted. Needs to be revised
10. PERT chart specifying the project progress needs to be submitted.
Status: Submitted


	<p>Proceedings dated 17.08.2022</p> <p>Ms. Geeta Rathee Singh, Sr. Legal Officer and Ms. Asha, Chartered Accountant briefed the facts of the case.</p> <p>Sh. Gulshan Kumar (Assistant Manager) is present on behalf of the promoter.</p> <p>The AR submits that the building plans have been approved for all the units except for six plots which are also under approval and final permission shall be submitted within next one week and request for short adjournment for their submission.</p> <p>The matter to come up on 05.09.2022.</p> <p>Proceedings dated: 05.09.2022</p> <p>Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed the facts of the case.</p> <p>Sh. Gulshan Kumar (Assistant Manager) is present on behalf of the promoter, who submits that approval of building plans in respect of six number of plot could not be still obtained due to some technical glitch in the site of DTCP and hence requests for an adjournment for submission of deficit building plans and hard copy of other documents.</p> <p>The matter to come up on 19.09.2022.</p> <p>Scrutiny of reply dated 05.09.2022</p> <ol style="list-style-type: none"> 1. Corrections in REP-I (Part A-H) need to be done. Status: A complete set of approved building plans need to be uploaded 2. Allottee related draft documents in prescribed format need to be submitted. Status: Submitted The promoter has availed a loan of Rs. 55000 lacs from IndusInd Bank. An undertaking from the bank w.r.t. section 11(4)(h) of the Act of 2016 needs to be submitted. Status: Submitted 	
<p>13.</p>	<p>Deficit documents</p>	<ol style="list-style-type: none"> 1. Corrections in online DPI needs to be done. Status: Details of remaining building plans need to be entered in the DPI and the sanctioned plans need to be uploaded in the annexures. Revised bank undertaking needs to be uploaded in the annexures. 2. Corrections in REP-I (Part A-H) need to be done. Status: A complete set of approved building plans need to be uploaded 3. Building plan approval for remaining (6 plots) need to be submitted.

Project
Promoter

Central Park Flower Valley- Floors and Villas
M/s St. Patricks Realty Pvt. Ltd.

		4. Bank undertaking submitted on the letter head of the bank needs to be revised.
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(Asha)
Chartered Accountant


(Ar. Neeraj Gautam)
Associate Architectural Executive

Day and Date of hearing	Monday and 19.09.2022
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 19.09.2022

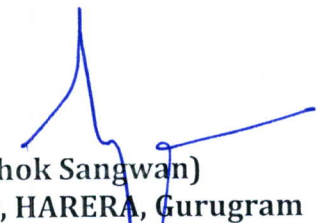
Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed the facts of the case.

Sh. Gulshan Kumar (Assistant Manager) and Sh. Saurabh Bhardwaj (Manager) are 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.

The matter to come up on 27.09.2022.


(Sanjeev Kumar Arora)
Member, HARERA, Gurugram


(Ashok Sangwan)
Member, HARERA, Gurugram


(Vijay Kumar Goyal)
Member, HARERA, Gurugram


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