

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी. डब्ल्यू. डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

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

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	
7.	Whether registration applied for whole	07 of 2020	
		M/s St. Patricks Realty Pvt. Ltd., Sh. Chandi Ram, Sh. Pratap Singh and others	
		Phase applied for registration	
		31.12.2024	
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	
10.	Total licensed area	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
	i)	License Approval	20.06.2014
			23.12.2016
			Validity up to
			19.06.2024
			22.12.2026

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Email: hareragurugram@gmail.com, reragurugram@gmail.com, **Website:** www.harera.in
An Authority constituted under section 20 of 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 अंतर्गत गठित प्राधिकरण


भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

		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
v)	Airport height clearance	Not submitted	
vi)	Fire scheme approval	Not submitted	
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	
<p>Case history-</p> <p>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.</p> <p>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:</p> <ol style="list-style-type: none"> 54 of 2014 dated 20/06/2014 for 105.4083 acre registered vide RERA Reg. No: 95 of 2017 28 of 2016 dated 23/12/2016 for 23.05 acres registered vide RERA Reg. No: 95 of 2017 07 of 2020 dated 29/01/2020 for 20.225 acres registered vide RERA Reg. No: 11 of 2020 104 of 2021 dated 10/01/2021 for 47.418 acres registered vide RERA Reg. No: 37 of 2022. <p>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).</p> <p>Detail of RERA Registration of various phases are as follows: -</p> <ol style="list-style-type: none"> 1st Phase RERA registration no. 95 of 2017 for an area measuring 128.4583 acres was taken from 			

	<p>Interim RERA Panchkula on 28.08.2017 and the same is valid up to 31.07.2022. (+ 6 month covid extension= 30.01.2023)</p> <p>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)</p> <p>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.</p> <p>4. 4th phase is reserved for future phases as and when zoning for UD area is approved by the competent authority.</p> <p>Revision of layout plans: -</p> <p>1. Layout plan of the area measuring 128.4583 acres was approved on 28.12.2016 with additional license no. 28 of 2016.</p> <p>2. Layout plan of 148.6833 acres was approved on 29.01.2020 with additional license no. 07 of 2020.</p> <p>3. Layout plan of 196.4423 acres is approved on 10.12.2021 with additional license no. 104 of 2021.</p> <p>A reply regarding the deficiency notice sent to the promoter after scrutiny of the application is received in the authority on 28.07.2022. On scrutiny of the reply, it was found that there are still some deficiencies.</p>	
13.	Deficit documents	<ol style="list-style-type: none"> 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. 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. 3. Approved zoning plan for revised area of 196.4423 acres need to be submitted. 4. Villas and floors marked on approved layout plan need to be submitted. 5. Approved environmental clearance for revised area of 196.4423 acres need to be submitted. 6. Approved service estimates along with the sanction letter needs to be submitted. 7. Building plan approval for remaining (25 plots) need to be submitted. 8. Approved fire scheme plans along with the sanction letter needs to be submitted. 9. Approved service plans need to be submitted. 10. Allottee related draft documents in prescribed format

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		<p>need to be submitted.</p> <p>11. Bank undertaking on the letter head of the bank needs to be submitted.</p> <p>12. PERT chart specifying the project progress needs to be submitted.</p> <p>13. 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.</p>
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Chartered Accountant
(Asha)


Associate Architectural Executive
(Ar. Neeraj Gautam)

Day and Date of hearing	Monday and 01.08.2022			
Proceeding recorded by	Sh. Ram Niwas			
REPRESENTED THROUGH				
Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Sh. Gulshan Kumar	Assistant Manager	9999911685	
2.	Sh. Saurabh Bhardwaj	Manager	8130211373	
PROCEEDINGS OF THE DAY				
<p>Proceedings dated 01.08.2022</p> <p>Ms. Geeta Rathee Singh, Sr. Legal Officer and Ar. Neeraj Gautam, Associate Architectural Executive, briefed the facts of the case.</p> <p>Sh. Gulshan Kumar (Assistant Manager) and Sh. Saurabh Bhardwaj (Manager) are present on behalf of the promoter.</p> <p>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. In 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.</p> <p>The matter to come up on 17.08.2022.</p>				


Vijay Kumar Goyal


Dr. K.K. Khandelwal

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