

Hearing brief for project registration u/s 4

S.No.	Particulars	Details		
1.	Name of the project	Park Street		
2.	Name of the promoter	M/s KS Propmart Pvt. Ltd.		
3.	Nature of the project	Commercial High Rise		
4.	Location of the project	Sector-85, Gurugram.		
5.	Legal capacity to act as a promoter	License Holder		
6.	Name of license holder	M/s KS Propmart Pvt. Ltd.		
7.	Status of project	Ongoing		
8.	Whether registration applied for whole/phase	Phase		
	Phase no	2		
9.	Completion date as mentioned in REP-II	31.12.2024		
10.	Online application ID	RERA-GRG-PROJ-1326-2023		
11.	License no.	100 of 2013 dated 02.12.2013 valid upto 01.12.2024		
12.	Total licensed area	2.85 acres	Area to be registered	2.85 acres (20,183.66 Sqm-additional FAR granted under TOD)
13.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	100 of 2013 dated 02.12.2013	01.12.2024
	ii)	Zoning Plan Approval	DRG No. DGTCP 4213 dated 03.12.2013	N/A
	iii)	Building plan Approval	ZP-947/SD(BS)/2014/8567 dated 02.05.2014	01.05.2019
		Revised Building plan Approval	ZP-947/PA(DK)/2023/1703 dated 18.01.2023	17.01.2028
	iv)	Environmental Clearance	SEIAA/HR/2014/1042 dated 06.08.2014	05.08.2024
		Revised Environment Clearance approval	EC21B038HR172974 dated 22.11.2021	21.11.2031
	v)	Fire scheme approval	DFS/FA/2014/106/52399 dated 11.11.2014	
		Revised Fire Scheme Approval	Not provided	
	vi)	Service plan and estimate approval	Not submitted	



HARERA
GURUGRAM

Park Street

KS Propmart Pvt. Ltd.

14.	Fee details	
	Registration fee	20,183.66 * 3.5 * 20 = Rs 14,12,856/-
	Processing fee	20,183.66 * 10 = Rs 2,01,837/-
	Late fee	N/A as the building plans are revised under TOD policy on 18.01.2023.
	Total fee	Rs 16,14,693/-
	DD Details for registration	
	DD amount	Rs. 7,06,429.33/- Rs. 2,01,836.95/- Rs. 7,06,427/-
	DD no. and date	003760 dated 13.03.2023 003762 dated 13.03.2023 352307 dated 12.04.2023
	Name of the bank issuing	HDFC Bank
	Deficient amount	NIL
15.	File Status	Date
	File received on	22.03.2023
	First notice Sent on	07.04.2023
	First hearing on	10.04.2023
	Second hearing on	17.04.2023
	Third hearing on	01.05.2023
	Fourth hearing on	15.05.2023
	Fifth hearing on	29.05.2023
	Sixth hearing on	12.06.2023
16.	Case History:-	
	The Promoter M/s KS Propmart Pvt Ltd. who is a license holder applied for the registration of registration of real estate project namely "Park Street" located at Sector-85, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 50558 dated 22.03.2022 and RPIN-598. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1326-2023	
	The project namely "Park Street" being developed by M/s KS Propmart Pvt. Ltd. in sector-85, Gurugram on an area measuring 2.85 acres was registered vide registration no. 41 of 2019 dated 30.07.2019 which was valid upto 31.12.2021 + 6 months COVID = 30.06.2022.	
	The revised building plans under TOD Policy on FAR @ 3.5 has been approved on 18.01.2023. Further, the promoter has submitted the application for registration of additional FAR approved under TOD.	
	The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/598 dated 07.04.2023 was issued to the promoter with an opportunity of being heard on 10.04.2023.	
	On 10.04.2023 , Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Ram Mohan (Advocate) and Sh. Sujjevan Dham (AR) are present on	



	behalf of the promoter. The promoter submits that reply to the deficiencies as well as consent of 2/3rd allottees shall be submitted within 2 days and office to examine the same and put up before the next date of hearing. The matter to come up on 17.04.2023. On 17.04.2023, Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Ram Mohan (Advocate) is present on behalf of the promoter. The AR of the promoter has stated that they had submitted the reply today itself. The office to examine the same. The matter to come up on 01.05.2023. The promoter has submitted the reply on 13.04.2023 and 24.04.2023 which were scrutinized and the deficiencies were conveyed to the promoter. On 01.05.2023, Due to administrative work (Meeting of the Authority at Panchkula), the matter is adjourned to 15.05.2023. The promoter has submitted a reply on 28.04.2023 which was scrutinized and remaining deficiencies were conveyed to the promoter. On 15.05.2023, Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Ram Mohan (Advocate) and Sh. Sujeevan Dham (AR) are present on behalf of the promoter. The AR of the promoter is directed to submit the deficit documents mentioned above. The matter is adjourned and to come up on 29.05.2023. On 29.05.2023, Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. Shri Ram Mohan, Advocate is present on behalf of the promoter. The counsel for the promoter requests for an adjournment of two weeks. Matter to come up on 12.06.2023 for further proceedings. The promoter has submitted a reply on 26.05.2023 which was scrutinized and the status of documents is mentioned below.		
17.	<table><tr><td> Present compliance status as on 12.06.2023 of the deficiencies conveyed in hearing dated 29.05.2023. </td><td> - Consent of 2/3rd allottees of the project needs to be submitted as the building plans have been revised. Status: Not Submitted. However, the promoter stated that the consent of 2/3rd allottees of the project for revision in plan are not applicable in their case. - The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Not Submitted. - Online DPI needs to be corrected. Status: Not Submitted. - Approved Service Plan and Estimates needs to be submitted. Status: Not Submitted. - Revised fire scheme approval needs to be submitted. Status: Not Submitted. - Project report needs to be revised. Status: Submitted but needs to be corrected. - Pert chart needs to be revised as the same is submitted from 2014. However, Revised BR-III is approved on 18.01.2023. Status: Not Submitted. </td></tr></table>	Present compliance status as on 12.06.2023 of the deficiencies conveyed in hearing dated 29.05.2023.	- Consent of 2/3rd allottees of the project needs to be submitted as the building plans have been revised. Status: Not Submitted. However, the promoter stated that the consent of 2/3rd allottees of the project for revision in plan are not applicable in their case. - The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Not Submitted. - Online DPI needs to be corrected. Status: Not Submitted. - Approved Service Plan and Estimates needs to be submitted. Status: Not Submitted. - Revised fire scheme approval needs to be submitted. Status: Not Submitted. - Project report needs to be revised. Status: Submitted but needs to be corrected. - Pert chart needs to be revised as the same is submitted from 2014. However, Revised BR-III is approved on 18.01.2023. Status: Not Submitted.
Present compliance status as on 12.06.2023 of the deficiencies conveyed in hearing dated 29.05.2023.	- Consent of 2/3rd allottees of the project needs to be submitted as the building plans have been revised. Status: Not Submitted. However, the promoter stated that the consent of 2/3rd allottees of the project for revision in plan are not applicable in their case. - The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Not Submitted. - Online DPI needs to be corrected. Status: Not Submitted. - Approved Service Plan and Estimates needs to be submitted. Status: Not Submitted. - Revised fire scheme approval needs to be submitted. Status: Not Submitted. - Project report needs to be revised. Status: Submitted but needs to be corrected. - Pert chart needs to be revised as the same is submitted from 2014. However, Revised BR-III is approved on 18.01.2023. Status: Not Submitted.		

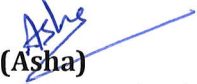
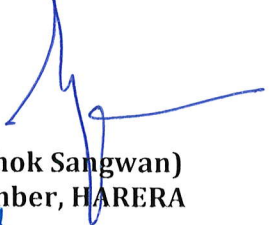
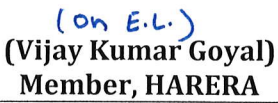


		8 Draft application form needs to be revised. Status: Not Submitted. 9 Draft allotment letter needs to be revised. Status: Not Submitted. 10 Draft brochure of the project needs to be revised. Status: Not Submitted. 11 Sales deed needs to be provided. Status: Not Submitted. 12 Quarterly schedule of estimated expenditure needs to be submitted. Status: Not Submitted. 13 Cash flow statement needs to be provided. Status: Not Submitted. 14 EDC, IDC and License Fee as per LOI needs to be submitted. Status: Not Submitted. 15 KYC of authorised person other than Chetan Swara to operate bank account needs to be submitted. Status: Submitted. However, the promoter has not opened the separate accounts for this project area and kept same which were opened for earlier registered area of project registered vide RC no. 41 of 2019. 16 CA certificate for project cost incurred needs to be corrected. Status: Not Submitted.
18.	Remarks	1 Consent of 2/3rd allottees of the project needs to be submitted as the building plans have been revised. 2 The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. 3 Online DPI needs to be corrected. 4 Approved Service Plan and Estimates needs to be submitted. 5 Revised fire scheme approval needs to be submitted. 6 Project report needs to be revised. 7 Pert chart needs to be revised as the same is submitted from 2014. However, Revised BR-III is approved on 18.01.2023. 8 Draft application form needs to be revised. 9 Draft allotment letter needs to be revised. 10 Draft brochure of the project needs to be revised. 11 Sales deed needs to be provided. 12 Quarterly schedule of estimated expenditure needs to be submitted. 13 Cash flow statement needs to be provided. 14 EDC, IDC and License Fee as per LOI needs to be submitted.



HARERA
GURUGRAM

Park Street
KS Propmart Pvt. Ltd.

		15 CA certificate for project cost incurred needs to be corrected. 16 Separate bank accounts for this project needs to be opened.
 (Asha) Chartered Accountant		 (Sumeet) Engineering Officer
Day and Date of hearing		Monday and 12.06.2023.
Proceeding recorded by		Ram Niwas
PROCEEDINGS OF THE DAY		
Proceedings dated: 12.06.2023. Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Ram Mohan (Advocate) is present on behalf of the promoter. The Counsel for the promoter states that the building plans had been revised in-principally in 2020 and final approval has been granted on 18.01.2023 by DTCP, Haryana. Further the counsel states that at the time of revision of building plan ground coverage has been increased and height of the building has been reduced which ultimately resulted in overall change in building plans which were approved earlier. Earlier during the hearing held on 06.03.2023 regarding extension of registration of the original project, it was decided that the promoter would seek extension only in respect of project as already registered and for additional area under TOD, registration shall be applied separately. The current application is for registration of additional FAR granted under TOD policy. However, it emerges that the new area sought to be registered cannot be bifurcated from the originally registered area. Therefore, the promoter is directed to apply a fresh for registration of the composite area of the project within one month. The fee deposited shall be adjusted towards new registration and if additional fee is applicable the same shall be deposited by the promoter. The matter to come up on 10.07.2023.		
 (Sanjeev Kumar Arora) Member, HARERA		 (Ashok Sangwan) Member, HARERA
 (On E.L.) (Vijay Kumar Goyal) Member, HARERA		 (Arun Kumar Gupta) Chairman, HARERA

