

From

Chief Town Planner, Haryana-cum- Chairman,
Building Plan Approval Committee,
O/o Director, Town & Country Planning Department, Haryana,
Ayojna Bhawan, Madhya Marg, Sector-18, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
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To

Sh. Virender Bhatnagar & others
C/o Emaar MGF Land Ltd.,
Emaar Business Park,
MG Road, Sikanderpur Chowk,
Sector-28, Gurugram - 122002.

Memo No. ZP-848/PA(DK)/2023/26406 Dated 11/08/23

Subject: Approval of revised building plans of Commercial Colony (under TOD Policy) area measuring 2.44375 acres (Licence No. 18 of 2012 dated 03.03.2012) limited to adding Staircase-3 in the already approved building plan in Sector-26, Gurugram being developed by Sh. Virender Bhatnagar & others C/o Emaar MGF Land Ltd.

Reference: Your letter dated 02.06.2023 and PSTCP Memo No. Misc-2295/2021/1775 dated 25.01.2021 on the subject cited above.

The revised building plans are approved in-principle for the purpose of considering objections/suggestions of the allottees with the following conditions:-

- (i) That you shall invite objections from each existing allottee regarding the said amendment in the building plan through an advertisement to be issued at least in three National newspapers widely circulated in District, of which one should be in Hindi Language, within a period of 10 days from the issuance of approval.
- (ii) Each existing allottee shall also be informed about the proposed revision through registered post with a copy endorsed to the Senior Town Planner, Gurugram in case of building plan within two days from the advertisement as per (a) above clearly indicating the last date for submission of objection. A certified list of all existing allottees shall also be submitted to the Senior Town Planner, Circle office.
- (iii) A copy of the earlier approved building plan and the revised building plan being approved in-principle shall be hosted on your website and site office for information of all such existing allottees.
- (iv) That you shall submit certificate from the Senior Town Planner, Gurugram about hosting the revised building plan showing changes in the earlier approved plan on the website of the company.
- (v) To display the revised building plan showing changes from the approved building plan at your site office.
- (vi) That the allottees may be granted 30 days' time to file their objections in the office of the Senior Town Planner, Gurugram. During this 30 days' period the original building plan as well as the revised building plan shall be available in the office of the colonizer as well as in the office of the Senior Town Planner, Gurugram for reference of the allottees.
- (vii) The objections received, if any, shall be examined by the office of the Senior Town Planner, Gurugram. The Senior Town Planner, Gurugram shall give an opportunity of hearing to the colonizer and objector to explain their position regarding revised building plan and shall submit the recommendation to the Competent Authority, within a period of 90 days from the issuance of the advertisement. The Competent Authority may decide to make amendments in the building plan, which shall be binding upon the colonizer.

- (viii) That you shall submit a report clearly indicating the objection if any, received by him from the allottees and action taken thereof alongwith undertaking to the effect that the rights of the allottees have not been infringed, and that no objection on the changes has been received from any existing allottee.
- (ix) That you shall not give the advertisement for booking/sale of space till the final approval of revised building plan.

Thereafter, "Final" approval of the "Provisional" revised building plans alongwith sanction letter (BR-III) will be conveyed after examination of the objections.

A copy of the revised building plans approved in-principle for the purpose of inviting objections is enclosed for further necessary action and for submission of necessary compliances.


(Sanjay Kumar)
Senior Town Planner (HQ)
Member Secretary


For: Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee,
Town & Country Planning Department,
Haryana, Chandigarh.

Endst. No. ZP-848/PA(DK)/2023/_____ Dated _____

A copy is forwarded to the following for information and necessary action please:-

1. The Senior Town Planner, Gurugram with the request that at the end of thirty days period from the issue of advertisement seeking objections, you are requested to ascertain that all existing allottees have been served the information about revision in layout plan. Any objections received within 30 days of publication of notice may be forwarded to this office alongwith your comments on the same to enable final decision on the matter.
2. District Town Planner, Gurugram.
3. Nodal Officer, Website Updation with a request to host the same on the website of the Department.

DA/As above.


(Sanjay Kumar)
Senior Town Planner (HQ)
Member Secretary
For: Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee,
Town & Country Planning Department,
Haryana, Chandigarh.