

Memo No. ZP-713/AD(RA)/2020/ 17419 Dated:- 05-10-2020

To

✓ Army Welfare Housing Organization,
South Hutments, Kashmir House,
Raja Ji Marg, New Delhi.

Subject:- Grant of occupation certificate for Tower-A to H, J to R, EWS Block (Tower-S & T), Convenient Shopping-1 & II, Community Building-I & II (Utility) along with Basements falling on Group Housing Colony measuring 24.53 acres (License no. 40 of 2010 dated 28.05.2010) in Sector-92 & 95, Gurugram Manesar Urban Complex developed by Army Welfare Housing Organization.

Reference:- Your letter dated 04.03.2020 and PSTCP memo no. Misc-2157/7/16/2006-2TCP dated 28.01.2013 on the subject cited above.

With reference to the letter under reference for grant of occupation certificate for Tower-A to H, J to R, EWS Block (Tower-S & T), Convenient Shopping-1 & II, Community Building-I & II (Utility) along with Basements falling on Group Housing Colony measuring 24.53 acres (License no. 40 of 2010 dated 28.05.2010) in Sector-92 & 95, Gurugram Manesar Urban Complex has been considered by this office for the purpose of inviting objection/suggestions for the following deviations/changes made from the approved building plans (As built drawing enclosed) which are as under:-

- (i) *At point 'A' the colonizer has constructed Ramp on organized green area & Parking, the same is affecting the organized green area & parking.*
- (ii) *At point 'B', the colonizer has constructed Ramp on road & organized green area, the same is affecting the organized green area.*
- (iii) *At point 'C', the colonizer has constructed the road on parking & organized green area, the same is affecting the organized green area & parking.*
- (iv) *The coloniser has proposed the parking in the green area as per the as built drawing*
- (v) *The 33 KV Switching Station area measuring 500.0 sqyds has been proposed in the green area has been reduced but more than the minimum required permissible green area 15%.*

The in principle approval alongwith the above stated changes, which are within the prescribed parameters as per HBC-2017 is hereby granted subject to the following conditions:-

- a. That you shall invite objections from each existing allottees regarding the said amendment in the building plans 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.
- b. Each existing allottees 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 plans 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, Gurugram.
- c. A copy of the earlier approved building plans and the as built plans being approved in principle shall be hosted on your website and site office for information of all such existing allottees.
- d. That you shall submit certificate from the Senior Town Planner, Gurugram about hosting the revised building plans showing changes in the earlier approved plan on the website of the licensee.
- e. To display the as-built plans showing changes from the approved building plan at the site office of the licensee.

- The list of all such as-built plans mentioning the name of the Licencee, Licence Number, Sector Number/Town, Date of earlier approval on the website of the Department. After expiry of thirty days period the name of that licensee will be removed from this list and additional case if any should be added.
- The allottees may be granted 30 days time to file their objections in the office of District Town Planner, Gurugram. During this 30 days period the original building plans as well as the as-built plans shall be available in the office of the colonizer as well as in the office of District Town Planner, Gurugram for reference of the general public.
- The objections received, if any, shall be examined by the office of District Town Planner, Gurugram and report shall be forwarded to DTCP, Haryana. After giving an opportunity to the colonizer to explain its position in the matter, the DTCP, Haryana, within a period of 90 days from the issuance of the advertisement, may decide to make amendments in the building, which shall be binding upon the coloniser.
- That you shall submit a report clearly indicating the objection if any, received by the colonizer 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 in the buildings has been received from any existing allottees.
- That you shall not give the advertisement for booking/sale of flats and shall not book any flat till the date up to which objection can be filed by existing allottees or till the decision on objections received, if any, by the office of District Town Planner, Gurugram.

Thereafter, final occupation certificate (BR-VII) will be granted after examination of the objections suggestion, if any received in this regard from the General Public/existing allottees within 30 days after issuance of communication as and when issued by you.

A set of the as-built drawings and public notice for the purpose of inviting objections/suggestion along with a draft of letter to be issued to each existing allottee for inviting objections/suggestion are enclosed for further necessary action at the earliest under intimation to this office.

DA. As above.



(Rajesh Kaushik)
District Town Planner (HQ),
For Director, Town and Country Planning,
Haryana, Chandigarh.

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

1. Senior Town Planner, Gurugram.
2. District Town Planner, Gurugram alongwith a copy of the as built plans. The as built plans shall be made available for general public viewing in your office during the said observation period. Any objections/suggestion received within 30 days of publication of notice may be forwarded to this office along with your comments on the same to enable final decision on the matter.

DA. As above

(Rajesh Kaushik)
District Town Planner (HQ),
For Director, Town and Country Planning,
Haryana, Chandigarh.

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A copy is forwarded to Nodal Officer, alongwith scanned approved provisional as built plans in CD format with a request to host the list of such as built plan mentioning the name of the licensee, licence number, sector number/Town, Date of earlier approval and date of in-principle approval on the website of the Department. After expiry of the thirty days period the name of that licensee will be removed from this list and additional case if any should be added.

(Rajesh Kaushik)
District Town Planner (HQ),
For Director, Town and Country Planning,
Haryana, Chandigarh.