

7/2018 Nimai Place.

DIRECTORATE OF TOWN AND COUNTRY PLANNING, HARYANA

Nagar Yojana Bhavan, Plot No. 3, Block-A, Sector-18-A, Madhya Marg, Chandigarh.

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Web Site www.tcpharyana.gov.in

Memo No. ZP-862/JD(NK)/2023/ 4076 Dated 10-02-2023

To ✓

Y. B. Builders Pvt. Ltd.
SCO 304, 2nd Floor, Sector-29,
Gurugram-122002.

Subject: Grant of occupation certificate for Commercial Colony on the area measuring 3.0125 (License No. 126 of 2012 dated 20.12.2012) in the sector-114, Gurugram Manesar Urban complex being developed Y. B. Builders Pvt. Ltd.

Reference: Please refer your letter dated 27.05.2022 on the above cited subject.

The request has been examined and observed that you have made the deviations at site during the construction from the approved building plans. Hence, with reference to the aforesaid revision in terms of deviations made at site, the in-principle approval for occupation certificate is hereby granted for the purpose of inviting objections/suggestions of the existing allottees as per provisions of policy dated 25.01.2021 of with the following conditions:-

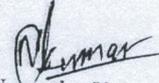
- (i) That you shall invite objections from each existing allottee regarding the said amendment in the building plan through an advertisement to be issued at least in three National newspapers widely circulated in District, of which one should be in Hindi Language, within a period of 10 days from the issuance of approval.
- (ii) Each existing allottee shall also be informed about the proposed revision through registered post informing about availability of the revised plans hosted on the company website 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 as-built drawings 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 as-built drawings showing changes in the earlier approved plan on the website of the company.
- (v) To display the as-built drawings 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 as-built drawings 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 along with 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 in case of any advertisement for booking/sale of space till the final decision on objections you shall be liable to informed about the revision/modification in the approved plans and about the present condition of the in-principal approval.
- (x) That you shall get completed the empanelment of Structural Engineer, Proof Consultant/Supervising Engineer.
- (xi) That you shall mortgage 10% of saleable area till the time of capacity of STP is enhanced to 280 KLD level or increase the capacity of STP or submit a certificate from HSVP that now for this moment, may make it functional for which 225 KLD or may provide an affidavit that when discharge crosses 50% of required capacity you shall complete 280 KLD capacity, failing which appropriate monetary penalty shall be imposed.

Thereafter, final occupation certificate (BR-VII) will be considered after examination of the objections, 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 and composition of compoundable violations as may be decided by DGTCP.

A set of the as-built drawings for the purpose of inviting objections from all existing allottees is enclosed for further necessary action as per the provision of policy dated 25.01.2021.



(Narender Kumar)

District Town Planner (HQ)

O/o Director General, Town & Country Planning,
Haryana, Chandigarh.

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A copy is forwarded to the Senior Town Planner, Gurugram with a request that after expiry of thirty days period from the issue of advertisement seeking objection, you are requested to ascertain that all existing allottees have been served the information about the said revision. Any objections/suggestions received within 30 days of publication of notice may be forwarded to this office along with comments on the same to enable final decision on the matter.

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(Narender Kumar)

District Town Planner (HQ)

O/o Director General, Town & Country Planning,
Haryana, Chandigarh.

Endst. No ZP-862/JD(NK)/2023/_____ Dated _____

A copy is forwarded to Nodal Officer, Website updation with a request to host the same on website of the Department.
DA/As above.

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(Narender Kumar)

District Town Planner (HQ)

O/o Director General, Town & Country Planning,
Haryana, Chandigarh.