

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,
E-mail: tcpharyana7@gmail.com
Website www.tcpharyana.gov.in

To

Logical Developers Pvt. Ltd.
in collaboration with Emaar MGF Land Ltd.,
Emaar Business Park, MG Road,
Sikanderpur, Sector-28,
Gurugram-122002.

Memo No. ZP-493/SD(DK)/2020/ 15501 Dated:- 02-09-2020

Subject:

Approval of revised building plans of Commercial Colony (under TOD) on the land measuring 2.25 acres (Licence No. 163 of 2008 dated 19.08.2008) in Sector-66, Gurugram being developed by Logical Developers Pvt. Ltd. in collaboration with Emaar MGF Land Ltd.

Reference: Your letter received in this office on 02.06.2020 and PSTCP memo no. Misc-2157/7/16/2006-2TCP dated 28.01.2013 on the subject cited above.

The revised building plans are approved in-principle with the following conditions:-

- I. That you shall invite objections from each existing allottee of the colony 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.
- II. Each existing allottee of the colony 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.
- III. A copy of the earlier approved building plans and the revised building plans being approved in principle shall be hosted on your website and site office for information of all such existing allottees of the colony.
- IV. 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.
- V. To display the revised building plans showing changes from the approved building plans at your site office.

- VI. That the allottees of the colony 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 plans as well as the revised layout plan/building plans 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 plans, 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 of the colony.
- IX. That you shall not give the advertisement for booking/sale of Commercial Space till the final approval of revised building plans.
- X. That the colonizer shall clear outstanding dues in Licence No. 163 of 2008 dated 19.08.2008 as per Notification No. Misc-1025/2020/13188 dated 28.07.2020 as a relief measure for Real Estate Industry due to COVID-19 Pandemic.
- XI. The above relaxation accorded vide Notification No. Misc-1025/2020/13188 dated 28.07.2020 are subject to the condition:-
- (a) That you shall pass on the corresponding benefits to your allottees to ensure that the hardships faced by the end-users also get mitigated to that extent.
 - (b) That you shall endeavor to complete your projects either within the original timeline as agreed upon in the sale-purchase agreement or as revised with the prior consent of RERA.
 - (c) On the basis of agreement dated 30.09.2019 for installing Solid Waste Management Plant duly submitted by you, and as per provision of Code 6.5 of Haryana Building Code, 2017, the additional FAR of 3% is allowed. Final occupation for three times the area of additional FAR (which is sought to be availed, as incentive for installing Solid Waste Management Plant), shall be withheld till the final completion.

However, if you fails to install Solid Waste Management Plant the occupation certificate of all building complex shall be issued after compounding the additional FAR at the ten times of the rates of EDC applicable at the time of submission of occupation certificate.


(Hitender Singh)
Architect(HQ)

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

Endst. No. ZP-493/SD(DK)/2020/_____ Dated:- _____

A copy is forwarded to the Senior Town Planner, Gurugram with the request that the end 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 revision in buildings. 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.

(Hitender Singh)
Architect(HQ)
For Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee,
Town & Country Planning Department,
Haryana, Chandigarh.

Endst. No. ZP-493/SD(DK)/2020/_____ Dated:- _____

A copy is forwarded to Nodal Officer, Website Updation alongwith scanned approved provisional revised building plan in CD format with a request to host the list of such revised building 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.
DA/As above.

(Hitender Singh)
Architect(HQ)
For Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee,
Town & Country Planning Department,
Haryana, Chandigarh.