

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
Nagar Yojna Bhawan, Madhya Marg, Plot No. 3, Block-A, Sector 18, Chandigarh
Tele -Fax: -0172-2548475; 0172-2549851, E-mail:tcpharyana7@gmail.com
Web Site: www.tcpharyana.gov.in

Memo No. LC-3253/JD(RD)/2022/ 15461 Dated:- 03-06-22

To
Star Shine Buildcon Pvt. Ltd.,
C/o H-334, Ground Floor, H-Block,
New Rajender Nagar,
New Delhi-110060

Subject: Request for revised layout plan for setting up of an Affordable Plotted Colony (Under Deen Dayal Jan Awash Yojna- 2016) on the land area measuring 7.125 acres (licence no. 66 of 2017 dated 12.08.2017) in Sector-7, Jhajjar being developed by Star Shine Buildcon Pvt. Ltd.

Reference: Your letter dated 13.04.2022 and PSTCP memo no. Misc-2295/2021/1775 dated 25.01.2021 on the subject cited above.

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

- (i) That you shall invite objections from each existing allottee regarding the said amendment in the layout 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, Rohtak in case of layout 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 layout plan and the revised layout 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, Rohtak about hosting the revised layout plan showing changes in the earlier approved plan on the website of the company.
- (v) To display the revised layout plan showing changes from the approved layout 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, Rohtak. During this period the original layout plan as well as the revised layout plan shall be available in the office of the colonizer as well as in the office of the Senior Town Planner, Rohtak for reference of the allottees.
- (vii) The objection received, if any, shall be examined by the office of the Senior Town Planner, Rohtak. The Senior Town Planner, Rohtak shall give an opportunity of hearing to the colonizer and objector to explain their position regarding revised layout 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 layout 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 plots/space till the final approval of revised layout plan.

A copy of the revised Layout Plan bearing drawing no. DTCP-8366 dated 03.06.2022 for the purpose of inviting objections is enclosed for further compliance under intimation to this office.


DA/As above



(Babita Gupta)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana, Chandigarh.

Endst. No. LC-3253/JD(RD)/2022/_____ Dated:- _____

A copy is forwarded to the Senior Town Planner, Rohtak 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 objection 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.




(Babita Gupta)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana, Chandigarh.

Endst. No. LC-3253/JD(RD)/2022/_____ 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.



(Babita Gupta)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana, Chandigarh.

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To be read with Licer.ce No. 66 of 2017 dated 12.08.2017.

That this revised layout plan for an area measuring 7.125 acres (Drawing no. DTCP- ~~03-06-2017~~ 8366 dated ~~03-06-2017~~ bearing licence no. 66 of 2017 dated 12.08.2017 in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Star Shine Buildcon Pvt. Ltd. in Sector-7, Jhajjar, is hereby approved subject to the following conditions:-

1. That this revised layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
3. That the layout plans as per site of all the Residential Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
7. That no property/plot shall derive access directly from the carriage way of 30 meters or wider sector road if applicable.
8. All green belts provided in the layout plan within the licensed areas of the colony shall be developed by the colonizer. All other green belts outside the licensed area shall be developed by the HSVP/colonizer on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
9. No plot will derive an access from less than 9 meters wide road would mean a minimum clear width of 9 meters between the plots.
10. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space

ARCHITECTS

BUNIYAAD
ARCHITECTS AND INTERIOR DESIGNERS
HOUSE NO. 1287, SECTOR 44-B, CHANDIGARH.
PHONE NO. 0172-5081287

Shiv Kumar

Shiv Kumar
CA/2016/75356

ARCHITECT

For STARSHINE BUILDCON PVT. LTD.

Mamofar
Director/Auth. Signatory

OWNER