

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. Kanwar Singh and Others,
C/o 1000 Tree Housing Pvt. Ltd,
Plot No. 16, Sector-135, Noida-201301.

Memo No. ZP-863/AD(VK)/2024/ 10769 Dated 27/03/24

Subject: Approval of revised building plan for Group Housing Colony under Mixed Land use in TOD zone on the area measuring 13.078 acres (License No.127 of 2012 dated 27.12.2012) in sector-105, Gurugram being developed by Sh. Kanwar Singh and Others, C/o 1000 Tree Housing Pvt. Ltd.

Reference: Your letter dated 03.08.2022 and PSTCP Memo No. Misc-2295/2021/1775 dated 25.01.2021 and Misc-862/2023/7/1/2023-2TCP/11689-91 dated 24.04.2023 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 (i) 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 you 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 flats/space till the final approval of revised building plan.
- X. That you shall submit consent of at least 2/3rd of existing allottees of the colony as per policy dated 24.04.2023.
- XI. You shall demolish any unauthorized construction existing at site and submit verification report through DTP(P), Gurugram before final approval.
- XII. You shall transfer the land forming part of sector road/service roads/green belts/ 24/18 mtr. wide internal circulation roads as the case may be in favour of the Government as per terms & conditions of the license.
- XIII. You shall not sell the community building site (forming part of permissible FAR) and it shall remain part of common area of the project in the Deed of Declaration to be filed by the company.
- XIV. That the Geo Technical Engineer (Sh. Rajesh Gupta) shall be re-empanelled with the department within 90 days from issuance of this letter.

Thereafter, "Final" approval of the "Provisional" revised building plans along with 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 as per policy dated 25.01.2021 & 24.04.2023 is enclosed for further necessary action and for submission of necessary compliances.


(Hitesh Sharma)

Senior Town Planner (M)HQ
Member Secretary

For: Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee.

Endst. No. ZP-863/AD(VK)/2024/_____Dated _____

A copy is forwarded to the Senior Town Planner, Gurugram with the request that the end of thirty-day 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 along with your comments on the same specifically as per instructions dated 25.01.2021 to enable final decision in the matter.

(Hitesh Sharma)

Senior Town Planner (M)HQ
Member Secretary

For: Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee.

Endst. No. ZP-863/AD(VK)/2024/_____Dated _____

A copy is forwarded to the Nodal Officer, Website Updation along with scanned approved provisional revised building plan in CD format with a request to host the list of such revised/additional building plan mentioning the name of the licensee, license number, sector number/Town, Date of earlier approval and date of in-principle approval on the website of the Department. After the expiry of the thirty-days period the name of that licensee will be removed from this list and additional cases if any should be added.
DA/As above.

(Hitesh Sharma)

Senior Town Planner (M)HQ
Member Secretary

For: Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee.