

OFFICE OF SENIOR TOWN PLANNER, GURUGRAM CIRCLE GURUGRAM

DEPARTMENT OF TOWN & COUNTRY PLANNING, HARYANA
SECTOR-14, HUDA COMPLEX, 3RD FLOOR, Gurugram
TEL 0124-4014776, E-mail: stp4.gurugram.tcp@gmail.com

To

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

Memo No. :STP(G)/2024/

5529

Dated:

10/8/24

Subject:- Approval of building plans of Affordable Group Housing colony for an area measuring 4.575 acres (Licence No. 77 of 2024 dated 10.07.2024) in Sector-92, Gurugram Manesar Urban Complex being developed B1 Warehousing LLP in collaboration with Wal Developments Pvt. Ltd.


Ref:- Directorate memo no. ZP-2010/JD(RA)/2024/27870 dated 05.09.2024.

With reference to subjected above, it is submitted that Building plans of subjected colony have been received vide letter under reference. The same has been examined vis-à-vis Haryana Building Code -2017 & as per the provisions of approved Zoning Plan, however, the same may also be got examined at Directorate level. The same are found technically ok subject to the decision of BPAC on the following points:-

1. It is also submitted that the applicant has availed 15% additional FAR in lieu of code 6.5 of HBC-2017 for adopting green building norms (for IGBC Platinum rating reg. no. GAH 240009 dated 26 Sept, 2024). In this regard, the applicant has submitted pre-certification issued by IGBC (Copy enclosed).
2. As per approved zoning plan 4% of commercial area is permitted, however, applicant company has proposed 8% area under commercial use. Hence, submission of requisite fee for additional commercial area may be ascertained at HQ level.
3. Applicant company has proposed light and ventilation dining area through an outer courtyard formed within another outer courtyard.
4. As per the site report the site is vacant.

A set of duly signed building plans is sent herewith, for further necessary action please.

DA/As above


Senior Town Planner
Gurugram Circle, Gurugram.