

From

Chief Town Planner, Haryana-cum- Chairman,
Building Plan Approval Committee,
O/o Director, Town & Country Planning Department,
Haryana, SCO-71-75, Sector-17-C, Chandigarh.
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To

Indian Airlines Pilot Co-operative House Building Society Ltd. & others,
C/o Essel Housing Projects Pvt. Ltd.
Suncity Business Park Tower, 2nd Floor, Golf Course Road,
Sector-54, Gurugram -122002.

Memo No. ZP-20-Vol-III/SD(BS)/2017/ 28746 Dated: - 13-11-2017

Subject:

Approval of revised building plans of Block-Q1, Q2, proposed building plan of Block-R1, R2, R3, R4, Block-S1, S2 & EWS Block (Licence No. 48 of 1995 dated 20.12.1995, Licence No. 61 of 2004 dated 01.06.2004, Licence No. 32-33 of 2009 dated 11.07.2009 & Licence No. 21-22 of 2016 dated 17.11.2016) falling in Group Housing Colony measuring 36.51875 acres in Sector-28, Gurugram being developed by Indian Airlines Pilot Co-operative House Building Society Ltd. & Sh. Ranbir Singh & Sh. Ajay and Moonlight Continental Pvt. Ltd. in collaboration with Essel Housing Projects Pvt. Ltd.

Reference:

Your letter received in this office on 22.11.2016 and PSTCP memo no. Misc-2157/7/16/2006-2TCP dated 28.01.2013 on the subject cited above.

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

- I. That you shall invite objections from the existing allottees 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 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.
- 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 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 general public.

- 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 coloniser.
- 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 flats and shall not book any flat till the final approval of revised building plans.


Further it is also clarified that no additional benefit of FAR will be given under Haryana Building Code, 2017.


(Devendra Nimbokar)
Senior Town Planner(M)HQ,
Member Secretary,
For: Chief Town Planner, Haryana-cum- Chairman,
Building Plan Approval Committee.

Endst. No. ZP-20-Vol-III/SD(BS)/2017/ _____

Dated: - _____


A copy is forwarded to the Senior Town Planner, Gurugram with the request that at 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 along with your comments on the same to enable final decision on the matter.


(Devendra Nimbokar)
Senior Town Planner(M)HQ,
Member Secretary,
For: Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee.

Endst. No. ZP-20-Vol-III/SD(BS)/2017/ _____

Dated: - _____

A copy is forwarded to Nodal Officer, website updation for information and further action regarding hosting such cases on the website of the Department.


(Devendra Nimbokar)
Senior Town Planner(M)HQ,
Member Secretary,
For: Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee.