

Memo No: -ZP-890/AD (RA)/2020/ 17632 Date: 07-10-2020

To

Value Buildcon Pvt. Ltd. and others,  
in collaboration with Saheb Enterprises Pvt. Ltd.,  
A-12, Green Park Main,  
New Delhi-110016.

Subject:- Approval of revised building plans of Commercial Colony on the area measuring 3.4375 acre (Licence No. 17 of 2013 dated 17.04.2013) in Sector-104, Gurugram Manesar Urban Complex being developed by Value Buildcon Pvt. Ltd and others in collaboration with Saheb Enterprises Pvt. Ltd.

Reference:-Your letter dated 04.08.2020 and PSTCP memo no. Misc-2157/7/16/2006-2TCP dated 28.01.2013 on the subject cited above.

With reference to the revision proposed in the building plans of Commercial Colony has been considered by this office and in-principle approval for the said revision in building plan for the purpose of inviting objections is hereby granted subject to the following conditions:-

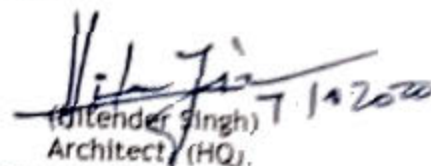
- a. Invite objections from the existing allottees regarding the said amendment in the layout plan through advertisement to be issued at least in three National newspapers widely circulated in District, of which one should be in Hindi Language, within a period of 10 days from the issuance of approval.
- b. Each existing allottees shall also be informed about the proposed revision through registered post with a copy endorsed to Senior Town Planner, Gurugram 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 Senior Town Planner, Gurugram.
- c. A copy of the earlier approved building plans and the revised building plans being approved in principle shall be hosted on your company's website for information of all such existing allottees.
- d. The allottees may be granted 30 days time to file their objections in the office of Senior Town Planner, Gurugram. During this 30 days period the original building plans as well as the amended building plans shall be available in the office of the colonizer as well as in the office of Senior Town Planner, Gurugram for reference of the general public.
- e. The objections received, if any, shall be examined by the office of Senior Town Planner, Gurugram and report shall be forwarded to DTCP, Haryana. After giving an opportunity to the colonizer to explain its position in the matter, the DTCP, Haryana, within a period of 90 days from the issuance of the advertisement, may decide to make amendments in the building plans, which shall be binding upon you.
- f. 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 in location of the green space has been received from any existing allottees.
- g. That you shall not give the advertisement for booking/sale of commercial space till the date up to which objection can be filed by existing allottees or till the decision on objections received, if any, by the office of Senior Town Planner, Gurugram.
- h. That you shall submit a certificate from concerned Senior Town Planner, about hosting the revised building plans showing the changes in the earlier approved plan on the website of you company.



- i. That you shall display the revised building plans showing the changes from the approved building plans at your site office.
- j. That you shall submit an undertaking stating that in case any objection is received specifically for the green area, the green area shall be restored.
- k. The list of all such revised building plans mentioning the name of the Licensee, Licence No., Sector No./Town, Date of earlier approval on the website of the Department. After expiry of thirty days period the name of that licensee will be removed from this list and additional case if any should be added.
- l. On the basis of IGBC (Gold rating) duly submitted by the coloniser, and as per provision of Code 6.5 of Haryana Building Code, 2018, the additional FAR of 12% is allowed. Since, the final rating will be issued by IGBC (Gold rating) after completion of total building complex/project, therefore, final occupation for three times the area of additional FAR (which is sought to be availed, as incentive for green building), shall be withheld till the final rating from IGBC (Gold rating) is obtained." However, if the coloniser fails to achieve the final rating, which is lesser than the provisional rating, the occupation certificate of all building complex shall be issued after compounding the additional FAR (i.e. difference of additional FAR from provisional rating & final rating) at the ten times of the rates of EDC applicable at the time of submission of occupation certificate.

Thereafter, "Final" approval of the "Provisional" building plans along with sanction letter (BR-III) will be conveyed after examination of the objections, if any received in this regard from the General Public/existing allottees within 30 days after issuance of communication as and when issued by you.

A copy of the revised building plan approved in principle for the purpose of inviting objections along with a draft of letter to be issued to each existing allottee for inviting objections are enclosed for further necessary action at the earliest under intimation to this office.  
DA/As above.

  
(Hitender Singh)  
Architect (HQ).

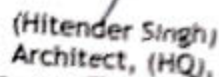
For: Chief Town Planner, Haryana-cum-Chairman,  
Building Plan Approval Committee.

Endst. No. ZP-890/AD (RA)/2020/\_\_\_\_\_

Dated:-\_\_\_\_\_

A copy is forwarded to the Senior Town Planner, Gurugram alongwith a copy of the provisional revised building plan. The revised building plan shall be made available for general viewing in your office during the said observation period. 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.

DA/As above

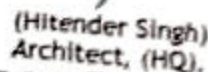
  
(Hitender Singh)  
Architect, (HQ).

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

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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.

  
(Hitender Singh)  
Architect, (HQ).

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