

From

Chief Town Planner, Haryana-cum- Chairman,
Building Plan Approval Committee,
O/o Director, Town & Country Planning Department, Haryana,
Yojna Bhawan, Madhya Marg, Block-A, Sector-18-A, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
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To

American Express (India) Pvt. Ltd.,
MGF Metropolitan, 7th Floor, Saket District Centre,
New Delhi-110017.

Memo No. ZP-1332/AD(RA)/2022/ 8895 Dated 01/04/22

Subject:

Approval of revised building plans of Commercial Colony for an area measuring 9.14375 acres (Licence no. 14 of 2019 dated 06.02.2019) in Sector-74-A, Gurugram Manesar Urban Complex being developed by American Express (India) Pvt. Ltd.

Reference:

Your letter dated 07.09.2021 & 30.11.2021 & 03.02.2022 and PSTCP Memo No. Misc-2295/2021/1775 dated 25.01.2021 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:-

- a. That you shall invite objections from each existing allottee 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.
- b. Each existing allottee 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. 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.
- e. That you shall display the revised building plans showing the changes from the approved building plans at your site office.
- f. 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.
- g. 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 of hearing to the colonizer and objectors 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.
- h. 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 in location of the green space has been received from any existing allottee.

- i. That you shall not give the advertisement for booking/sale of flats and shall not book any flat 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.
- j. That you shall comply with Section-14 of RERA, Act and directions given in this regard from time to time.
- k. On the basis of Gold star rating of LEED 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 LEED 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 of LEED 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.

A copy of the revised building plans approved in-principle for the purpose of inviting objections is enclosed for further necessary action and for submission of necessary compliances.
DA/one set of approved building plans


(Hitesh Sharma)

Senior Town Planner (M) HQ
Member Secretary

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

Endst. No. ZP-1332/AD(RA)/2022/_____ Dated _____

A copy is forwarded to the Senior Town Planner, Gurugram 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 objections received within 30 days of publication of notice may be forwarded to this office alongwith your comments on the same specifically as per instructions dated 25.01.2021 to enable final decision in the matter.

DA/ one set of approved building plans


(Hitesh Sharma)

Senior Town Planner (M) HQ
Member Secretary

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

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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.

DA/As above.


(Hitesh Sharma)

Senior Town Planner (M) HQ
Member Secretary

For: Chief Town Planner, Haryana-cum-Chairman,