

From

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

Elan Avenue Ltd and others (earlier known as Airmid Developers Ltd),
15TH Floor, Two Horizon Center, DLF Phase-V,
Sector-43, Golf Course Road, Gurugram-122002.

Memo No. ZP-1629-III/JD(RD)/2024/ 31189 Dated 10-10-2024

Subject:

Approval of building Plan of Tower 10,11,12,16 & 17 and Revised Building Plan of Tower-1,2,3,4,5,6,14,15 EWS, Convenient shopping, Nursery School-1 & 2 and Primary School of Group Housing Colony under Mixed Land use in TOD zone (99% GH Component + 1% Commercial Component) with 350 FAR (License no 80 of 2012 dated 17.08.2012) over an area measuring 24.10 acres falling in Sector-106 Gurugram being developed by Elan Avenue Ltd. and others (earlier known as Airmid Developers Ltd.).

Reference:


Your letter dated 15.04.2024 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 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.
- XII. That you shall submit the final TDR utilization certificates before approval of final building plans.


Thereafter, "Final" approval of the "Provisional" revised building plans along with sanction letter (BR-III) will be conveyed after examination of the objections and submission of final TDR utilization certificates.

A copy of the revised building plans approved in-principle for the purpose of inviting objections as per policy dated 25.01.2021 and 24.04.2023 is enclosed for further necessary action and for submission of necessary compliances.


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


Endst. No. ZP-1629-III/JD(RD)/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 and 24.04.2023 to enable final decision in the matter.


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


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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.


(Vijender Singh)
Senior Town Planner (HQ)
Member Secretary
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- A copy is forwarded to the following for information:-
- i) Geo Technical Engineer (Sh. Sanjay Gupta), C-383, Defance Colony, New Delhi-110024 for information and further necessary action please.
 - ii) Strutural Engineer (Sh. Nikhil Umesh Joshi), JW Consultants LLP, Sai Radhe, Office No. 201, 2nd floor, Behind Hotel Sheraton Grand, 100-101 Kennedy Road, Pune-411001, for information and further necessary action please.
 - iii) Proof Consultant (Sh. T.D. Aneja), 460 Tower 9 Hewo-2, Sector-56 Gurugram for information and further necessary action please.


(Vijender Singh)
Senior Town Planner (HQ)
Member Secretary
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