

To  
Janpriya Build Estate Pvt. Ltd & others  
C/o Umang Realtech Pvt. Ltd.  
Flat No. 41, Aurubindo Apartment Adhchini,  
New Delhi -110016.

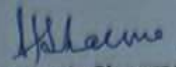
Memo No. ZP-739-Vol.-II/JD(RA)/2022/33987 Dated: 11-11-22

Subject:- Approval of revised building plans of Tower-3B & 4B, Community Building & Convenient Shopping-1 & 2 falling in the Group Housing Colony for an area measuring 16.54 acres (Licence No. 67 of 2011 dated 16.07.2011) in Sector-77, Gurugram developed by Janpriya Build Estate Pvt. Ltd. & others C/o Umang Realtech Pvt. Ltd.


Please refer to your application dated 08.02.2022 and subsequent correspondence dated 20.10.2022 on the subject cited above.

2. The request made vide above referred application to approve the revised building plans of above said colony after utilizing 15.0% additional FAR in lieu of "IGBC" and revision in Tower-3B & 4B, Community Building & Convenient Shopping-1 & 2 has been considered and accordingly, in-principle approval for said revision as well as composition of violations committed vis-à-vis already approved building plans is hereby issued subject to fulfillment of following conditions:-
- a. That you shall invite objections from general public/allottees through an advertisement to be issued at least in three National newspapers widely circulated in District, of which one should be in Hindi Language. Further, the objections from existing allottees shall be invited in respect of purposed revision through registered post within a period of 10 days from the issuance of this letter as per the procedure laid down in the departmental directions dated 25.01.2021 (copy enclosed). The proof of inviting objections alongwith detail of the objections so received shall be submitted in office of STP, Gurugram/DTP, Gurugram for verification.
  - b. On the basis of Gold star rating of IGBC duly submitted by the colonizer, and as per provision of Code 6.5 of Haryana Building Code, 2018, the additional FAR of 15% is allowed. Since, the final rating will be issued by IGBC 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 GRIHA is obtained." However, if the colonizer 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.
  - c. That the colonizer shall comply with Section-14 of RERA, Act and directions given in this regard from time to time


3. The final approval in respect of above said revised building plans shall only be issued after compliance of above said conditions. A copy of the provisional revised building plans alongwith draft letter is also enclosed for inviting objections from existing allottees through registered post.  
DA/As above.

  
(Hitesh Sharma)  
Senior Town Planner (HQ),  
For: Chief Town Planner, Haryana-cum-Chairman,  
Building Plan Approval Committee.

Endst. No. ZP-739-Vol-II/JD(RA)/2022/\_\_\_\_\_ Dated:- \_\_\_\_\_  
A copy is forwarded to the Senior Town Planner, Gurugram alongwith a copy of the provisional revised building plan. The same shall be made available to general public for inspection during the period specified in the instructions dated 25.01.2021. 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 in the matter.  
DA/As above.

  
(Hitesh Sharma)  
Senior Town Planner (HQ),  
For: Chief Town Planner, Haryana-cum-Chairman,  
Building Plan Approval Committee.

Endst. No. ZP-739-Vol-II/JD(RA)/2022/\_\_\_\_\_ Dated:- \_\_\_\_\_  
A copy is forwarded to PM(IT) of this Directorate for information and necessary action.

  
(Hitesh Sharma)  
Senior Town Planner (HQ),  
For: Chief Town Planner, Haryana-cum-Chairman,  
Building Plan Approval Committee.