

From Chief Town Planner, Haryana-cum- Chairman,
Building Plan Approval Committee,
O/o Director, Town & Country Planning Department, Haryana,
AyojnaBhawan, Madhya Marg, Sector-18, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
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To B.M. Gupta Developers Pvt. Ltd.,
5th floor, BMG City Centre, Elegant City,
Sector-26, Garhi Bolni Road, Rewari,

Memo No. ZP-620-II/AD(VK)/2025/ 31751 Dated 14-08-2025

Subject: Approval of proposed/revised building plan Tower-1, EWS, Podium- C & Convenient Shopping Group Housing Site area measuring 11.093 acres (1.15 + 9.943 acres) forming part of Residential plotted colony area measuring 58.1805 acres (measuring 52.218 acres of Licence No. 35 of 2009 dated 11.07.2009 + measuring 5.9625 acres bearing Licence No. 135 of 2023 dated 26.06.2023) in Sector-26, Rewari being developed by B.M. Gupta Developers Pvt. Ltd.

Reference: Your letter dated 08.08.2023 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 proposed/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 (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, 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 proposed/revised building plan showing changes from the approved building plan along with layout 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 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 the colonizer shall not give the advertisement for booking/sale of flats/ space till the final approval of proposed/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) On the basis of Solid Waste Management duly submitted by the coloniser, and as per provision of Code 6.5 of Haryana Building Code, 2017, the additional FAR of 3% is allowed. Since, the final rating will be issued by Solid Waste Management 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 Solid Waste Management 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.
- (xii) You shall not sell the community building site (forming part of permissible FAR) and it shall remain part of common area of the project in the Deed of Declaration to be filed by the company.

Thereafter, "Final" approval of the "Provisional" revised 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.



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

Endst. No. ZP-620-II/AD(VK)/2025/ _____ 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 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,

Endst. No. ZP-620-II/AD(VK)/2025/ _____ Dated _____

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 proposed/revised 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
For: Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee,