

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

Ashiana Landcraft Realty Pvt. Ltd.,
Regd. Office: SF, Everest 46/C,
Chowringhee Road, Kolkata-700071.

Memo No. ZP-928-II /SD(RD)/2026/ 10323 Dated 24-03-2026

Subject:- Approval of revised/combined Building plans of Group Housing Colony (under TOD policy dated 09.02.2016) for Licence No. 46 of 2013 dated 08.06.2013 (14.025 acres) and Licence No. 42 of 2013 dated 06.06.2013 (10.10 acres) thereby making the total site area is 24.125 acres in Sector-88A, Gurugram Manesar Urban Complex.

Reference: Your letter dated 08.12.2025 & email dated 13.03.2026 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/combined building plans are approved in-principle for the purpose of considering objections/suggestions as per policy dated 25.01.2021 & 24.04.2023 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/combined 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/combined building plan showing changes in the earlier approved plan on the website of the company.
- V. To display the revised/combined 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/combined 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/combined 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/combined 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.

Thereafter, "Final" approval of the "Provisional" revised/combined 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-928-II/SD(RD)/2026/_____ 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/additional 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

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