

Memo No. ZP-1134/SD(RD)/2025/ 46830 Dated 10-12-2025

To

MRG Infrabuild LLP.
Unit No. 110, 1st Floor, Best Sky Tower,
Plot No. F-5, Netaji Subhash Place,
Pitampura, West Delhi-110001.

Subject:- Grant of in-principle approval for occupation certificate of Affordable Group Housing Colony area measuring 5.51875 acres (License no. 23 of 2016 dated 22.11.2016) in Sector-89, Gurugram.


Reference: Please refer your letter dated 17.04.2025 on the above cited subject.

With reference to the revision in terms of deviations made at site, the in-principle approval for occupation certificate is hereby granted for inviting objections/suggestions and submit written consent of all existing allottees of the colony 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 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 deviation plan being approved in-principle shall be hosted on company 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 deviation plan showing changes in the earlier approved plan on the website of the company.
- (v) To display the deviation plan showing changes from the approved building plan at his 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 deviation plans 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 you.
- (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 you shall not give any possession of any unit/space till the grant of final occupation certificate.


- (x) That you shall submit an undertaking stating that in case any objection is received specifically for the green area, the green area shall be restored.
- (xi) That you shall submit the written consent of 2/3rd allottees of the colony as per Phasing policy dated 24.04.2023 alongwith the certified list of existing allottees of the colony.
- (xii) That you shall submit the 2/3rd written consent of the exiting allottees of the colony alongwith the certified list of existing allottees of the colony specifying that they have no objection for major changes on the community & Crèche and the Commercial Block.
- (xiii) That you shall get approve the Service Plan/Estimates of Community & Crèche and commercial Block.
- (xiv) That you shall submit the report of the Superintending Engineer (Planning), HVPNL, Panchkula, before issuance of final permission.
- (xv) That you shall install 18 nos. lift as per approved building plan and submit the remaining 12 nos. valid certificate regarding registration of lift before grant of final Occupation Certificate.
- (xvi) That you shall submit proof regarding transferred the land falling under sector roads, service road, green belts, 24.00/18.00 mtr wide roads free of cost to the Government in compliance of the order dated 16.05.2022 and submit the mutation.
- (xvii) That you shall deposit the composition charges amounting to ₹ 59,69,918/- through online mode.
- (xviii) That you shall deposit the labour cess amounting to ₹ 53,67,535/- through online mode.

A set of the as-built drawings for the purpose of inviting objections are enclosed for further necessary action at the earliest under intimation to this office.
DA/As above.


 (Ashish Sharma)
 District Town Planner (HQ)
 For: Director, Town & Country Planning,
 Haryana, Chandigarh.

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A copy is forwarded to the Senior Town Planner, Gurugram with a request to ascertain that all existing allottees have been served the information about the said amendment/deviations at site. Any objections/suggestions received within 30 days of publication of notice may be forwarded to this office alongwith comments on the same to enable final decision on the matter.



 (Ashish Sharma)
 District Town Planner (HQ)
 For: Director, Town & Country Planning,
 Haryana, Chandigarh.

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A copy is forwarded to the following for information and necessary action please:-

1. District Town Planner (P), Gurugram.
2. Nodal Officer, Website Updation with a request to host the same on the website of the Department.

DA/As above.


 (Ashish Sharma)
 District Town Planner (HQ)
 For: Director, Town & Country Planning,
 Haryana, Chandigarh.