

Directorate of Town and Country Planning, Haryana,
Nagar Yojna Bhawan, Block-A, Plot No.-3, Sector-18A, Madhya Marg, Chandigarh.
Tele-Fax: 0172-2548475, Tel.: 0172-2549851, E-mail: tcpharyana7@gmail.com
Web Site: www.tcpharyana.gov.in

Memo No. ZP-1640/JD(RD)/2023/ 9036 Dated 29-03-2023

To

✓ Oasis Landmark LLP.,
3rd Floor, UM House, Tower-A,
Plot No. 35, Sector-44, Gurugram.

Subject: Approval of standard design of SCO's of Commercial site-1 (0.6597 acres), Commercial-2 (0.303 acres), Commercial-3 (0.171 acres) & Commercial-5 (0.19 acres) falling in Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) over an area measuring 48.0125 acres (Licence No. 110 of 2022 dated 10.08.2022) in Sector-34, Sonipat -Oasis Landmarks LLP.

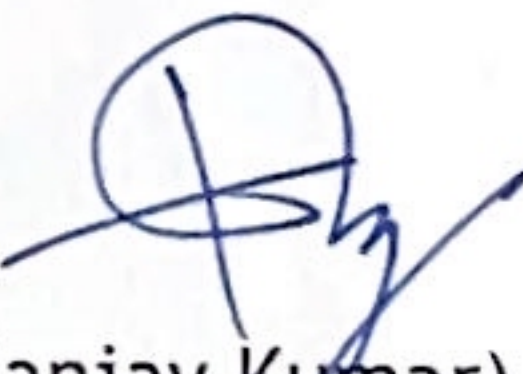
Please find enclosed a set of approved Standard Design of commercial site given as under:-

| Description | Area | Drawing No. | Dated |
|-------------------|--------------|-----------------------|------------|
| Commercial Site-1 | 0.6597 acres | DGTCP-9104 (I to IV) | 29.03.2023 |
| Commercial Site-2 | 0.303 acres | DGTCP-9105 (I to III) | |
| Commercial Site-3 | 0.171 acres | DGTCP-9106 (I to II) | |
| Commercial Site-5 | 0.19 acres | DGTCP-9107 (I to III) | |

The standard designs are approved with the following conditions:-

- (i) The connecting corridors/passage provided at ground Floor shall be used for circulation purpose only for the general public and shall not be sold in any manner whatsoever.
- (ii) The developer/individual allottees shall get detailed building plans of SCOs/Booths etc. approved from DTP office.
- (i) The parking/open area shall not be sold in any manner whatsoever.
- (ii) That you shall transfer the area falling under roads and land pocket which is earmarked for community site shall be transferred within a period of 30 days, in favour of the Govt from the date of approval of Standard Design.
- (iii) That you shall comply the office order dated 31.01.2022.

DA/as above


(Sanjay Kumar)

Senior Town Planner, (E&V),
For: Director General, Town and County Planning Department,
Haryana, Chandigarh.

Endst. No. ZP-1640/JD(RD)/2023/ _____ Dated _____

A copy alongwith a set of approved Standard Designs is forwarded to the following for information and necessary action as per office order dated 31.01.2022 pertaining to Standard-Operating-Procedure (SOP) to be followed for approval of Standard Design/ Building Plan/ OC in Commercial Plotted Site/Colony:-

1. Senior Town Planner, Rohtak alongwith a set of approved Standard Design.
2. District Town Planner, Sonipat alongwith a set of approved Standard Design.

DA/As above.

(Sanjay Kumar)
Senior Town Planner, (E&V),
For: Director General, Town and County Planning Department,
Haryana, Chandigarh.

(BR-III)

(See Code 4.2(4) of the Haryana Building Code 2017)

From

Senior Town Planner,
Rohtak Circle Rohtak
(Chairman, Building Plan Approval Committee
Under Punjab Scheduled Roads and Controlled
Areas Restriction of Unregulated Development Act, 1963)

Regd. Post.

To

✓ Oasis Landmarks LLP,
3rd Floor, UM House, Tower A, Plot No. 35,
Sector 44, Gurugram.

Memo No. STP(R)/ 291

Dated : 31/01/23

Subject: Approval of building plans in respect of Commercial-4 site measuring 0.36 acre falling in Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna on the land measuring 48.0125 acres (License no. 110 of 2022 dated 10.08.2022) in Sector 34, Sonipat being developed by Oasis Landmarks LLP.

Reference: Your application dated 29.11.2022 for permission to construct Commercial building over an area measuring 0.36 acre falling in Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna on the land measuring 48.0125 acres (License no. 110 of 2022 dated 10.08.2022) in Sector 34, Sonipat being developed by Oasis Landmarks LLP in accordance with the plans submitted with it.

The Building Plan Approval Committee in its meeting held on 20.01.2023 has decided to accord approval of building plan for construction of aforesaid building on the site area of 0.36 acre subject to the provisions of the respective Rules and the Haryana Building Code, 2017 and the conditions laid down in the agreement and license granted by Director, Town & Country Planning, Haryana, Chandigarh vide license no. 110 of 2022 dated 10.08.2022 along with special reference to the following conditions:-

1. You shall deposit balance labour cess Rs. 2,03,675/- in favour of Secretary, Haryana Building & Other Construction Workers Welfare Board payable at Chandigarh and Rs. 2,057/- in favour of Director, Town & Country Planning, Haryana, payable at Chandigarh at the time of grant of occupation certificate.
2. The plans are valid for a period of 2 years from the date of issuance of sanction subject to validity of license.
3. That you shall ensure that parking of vehicle is done within the area earmarked for parking in the approved building plan. Parking of any vehicle outside the premises / site will amount to violation of order of Hon'ble High Court passed in CWP No. 17296 of 2011 titled as Krishan Lal Gera Vs. State of Haryana and others.

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4. The structural responsibility of the construction shall be entirely of the owner and Supervising Architect/ Engineer of the project.
5. All material to be used for erection of building shall conform to ISI and NBC standards.
6. The owner and the Supervising Architect / Engineer of the project shall be entirely responsible for making provisions of fire safety and fire fighting measures and shall abide by all fire safety bye laws/regulations.
 - a. Further, the owner shall also prepare and submit the plans in triplicate to State Fire Officer, Govt. of Haryana, Directorate of Urban Local Bodies, Chandigarh, clearly marked and indicating the complete fire protection arrangements and means of escape/access for the proposed building with suitable legend and standard signs.
 - b. On receipt of the above request, the State Fire Officer, Govt. of Haryana, Directorate of Urban Local Bodies, Chandigarh after satisfying himself that the entire fire protection measures proposed for the above buildings are as per NBC and other Fire Safety Bye Laws, would issue a NOC from fire safety and means of escape/ access point of view. The clearance from the fire safety shall be submitted in this office along with a set of plans duly signed by the State Fire Officer, Govt. of Haryana, Directorate of Urban Local Bodies, Chandigarh within a period of 90 days from the date of issuance sanction of building plans.
7. No walls/ ceiling shall be constructed of easily inflammable material and staircases shall be built of the fire resisting material as per standard specification.
8. No addition and alteration in the building plans/layout plan shall be made without the prior approval of Competent Authority. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of Competent Authority shall be pre-requisite.
9. If any infringement of bye-laws remains unnoticed, the department reserves the right to amend the plan as and when any such infringement comes to its notice after giving an opportunity of being heard and the department shall stand indemnified against any claim on this account.
10. No person shall occupy or allow any other person to occupy any new building or part of the same for any purpose what so ever until such building or part thereof has been certified by the Director or any person authorized by him in this behalf as having been completed in accordance with the permission granted and an occupation certificate in prescribed form has been duly issued in your favour.

11. Before grant of occupation certificate, you shall have to submit a notice of a completion of the building in form BR-IV(A) regarding completion of works described in the plans and it shall be accompanied by:

- a) DPC Certificate issued by D.T.P Sonipat.
- b) Structural stability certificate duly signed by the recognized structural Engineer/Architect
- c) A clearance from Fire Safety point of view from State Fire Officer, Govt. of Haryana, Directorate of Urban Local Bodies, Chandigarh.
- d) That you shall submit environmental clearance for the project and certificate of lift inspector regarding functionability of the lifts.

12. Public Health Services:-

- a) The owner shall make suitable arrangement for the disposal of the effluent in accordance with the norms set by the Haryana State Pollution Control Board for which necessary consent be obtained from the board.
- b) The septic tank sock-pit shall be constructed as per Rule 114 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.
- c) The firm/owner shall deposit all external and internal development charges as and when demanded by the competent authority.
- d) That the owner shall not discharge effluent in plane/open ground and all restriction/rules of water pollution control board will be applicable.
- e) That the work of Public Health Services be got executed as per standard design and PWD, P.H. specifications.
- f) The certificate regarding pot ability of drinking water may be obtained from the approved water test laboratory.
- g) The owner will provide roof top rain water harvesting system of suitable size for disposal of rain water as per latest Govt. instruction / notification and as per standard design in this area.
- h) The construction of septic tank of suitable size and design shall be in accordance with the public health standard norms/Govt. instruction and as per design.
- i) The gradient in drainage pipes shall be given at site as per P.H. norms/approved building plan.
- j) The top levels of inspection chambers and galli traps, septic tank etc. shall be kept higher than the highest flood level of the area.
- k) The potable water for drinking purpose shall be arranged by the owner at his own cost.



- l) The Executive Engineer, HSVP Division, Sonipat will inspect whole water supply, sewerage and drainage installation, installed by the owner from time to time.
- m) Before issuing the Occupation Certificate, the public health service complete as per proposal at site by the owner will be got checked from the Executive Engineer, HSVP Division, Sonipat, as per Gazette Notification dated 31.10.2001.
- n) Before issuing the occupation certificate, mandatory provision of dual/two button or lever flush system in toilets provided by the owner will be got checked by Executive Engineer, HSVP Division, Sonipat as per Gazette Notification dated 13.08.2014.
- o) Solar water heaters are to be provided.
- p) CFL energy saving efficient lighting are to be provided.

13. In compliance of order dated 10.04.2015 of Hon'ble National Green Tribunal in OA No. 21 of 2014 - Vardhman Kaushik V/s UOI the applicant shall comply with the following conditions :

- a. The owner of site would strictly comply with the directions contained in this order as well as the MOEF Guidelines, 2010 while raising construction.
- b. That while raising construction builder or owner of site should strictly adhere to and comply with the directions contained in this order of Tribunal as well as MOEF guidelines, 2010 in relation to precautions required to be taken while carrying on construction.
- c. The builder or owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including building, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
- d. The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in their air in any form.
- e. All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
- f. The dust emission from the construction site shall be completely controlled and all precautions taken in that behalf.

- g. The vehicles carrying construction material and construction debris of any kind shall be cleaned before it is permitted to ply on the road after unloading of such material.
- h. Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- i. Every owner and or builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relatable to dust emission.
- j. It shall be the responsibility of every building to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
- k. Take appropriate measures and to ensure that the terms and conditions of the earlier order and these order shall strictly comply with by fixing sprinklers, creations of green air barriers.
- l. Compulsory use of wet jet in grinding and stone cutting.
- m. Wind breaking walls around construction site.
- n. All the builders who are building commercial, residential complexes which are covered under EIA Notification of 2006 shall provide green belt around the building that they construct. The authorities shall ensure that such green belt in existence prior to issuance of occupancy certificate.


14. General:-

- a. Alternative source of electricity shall be provided by you for functioning of water supply, sewerage and storm water drainage scheme by providing Gen. Set of required capacity.
- b. All pipes, fixtures, fitting pumps, Gen. Set and filtration plant etc. shall be conforming to relevant specification and ISI marked.
- c. The rain harvesting system shall be provided as per central Ground Water Authority norms/ Haryana, Govt. Notification.
- d. At present the area of your project does not falls within the vicinity of HUDA therefore, you should make your own arrangement for services like water supply, sewerage and storm water etc.
- e. That the outer façade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.

- f. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
- g. That you shall use Light Emitting Diode Lamps (LED) in the building as well as street lighting.
- h. That you shall have to implement measures to reduce dust as per the Rule notified by the Union Environment Ministry under the Environment (Protection) Act, 1986 on dust mitigation measures for handling both on-site and offsite management of construction and demolition wastes.

That sanction will be void abinitio, if any of the conditions mentioned above are not complied with.

DA/As above


Senior Town Planner,
Rohtak Circle, Rohtak
(Chairman, Building Plan Approval Committee
Under Punjab Scheduled Roads and Controlled
Areas Restriction of Unregulated Development
Act, 1963)

Endst. No. STP(R)/

Dated :

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

1. Director, Town and Country Planning, Haryana, Chandigarh. The applicant has deposited cess amount for Rs. 6,03,009/- in favour of Secretary, Haryana Building & Other Construction Workers Welfare Board and Rs. 6,091/- in favour of Director, Town & Country Planning, Haryana, Chandigarh vide e-payment transaction no. TOWNPLAN3000069442 dated 22.11.2022.

The applicant shall deposit balance labour cess Rs. 2,03,675/- in favour of Secretary, Haryana Building & Other Construction Workers Welfare Board payable at Chandigarh and Rs. 2,057/- in favour of Director, Town & Country Planning, Haryana, payable at Chandigarh at the time of grant of occupation certificate.

2. The Commissioner, Municipal Corporation, Sonipat.
3. The Secretary, Haryana Building and Other Construction Workers' Welfare Board, Bays No. 29-30 (Pocket II), Sector 4, Panchkula.
4. Superintending Engineer, HSVP Circle, Rohtak w.r.t. their office memo No. 8879 dated 12.01.2023.
5. District Town Planner, Sonipat w.r.t. their office memo No. ST/DTP-P/2023/402 dated 12.01.2023.
6. Regional Officer, Haryana State Pollution Control Board, Sonipat with request to monitor and ensure strict compliance of the order dated 10.04.2015 of Hon'ble National Green Tribunal being the statutory authority in this regard.

Senior Town Planner,
Rohtak Circle, Rohtak
(Chairman, Building Plan Approval Committee
Under Punjab Scheduled Roads and Controlled
Areas Restriction of Unregulated Development
Act, 1963)