

BR-III
(See Code 4.2 (4))
Form of Sanction

From

Senior Town Planner,
Chairman, Building Plan Approval Committee,
For licensed Colonies/Controlled Area, Gurugram

To

M/s Khatushyam Project Pvt. Ltd.
1540/III Pvt No. 105, First Floor,
Kucha Kacha Bagh, S.P.M. Marg,
Delhi-110006.

Memo No.

1745

Dated:

2/4/21

Subject:- Approval of Building Plan of Commercial Site measuring 0.216 acre, falling in the Affordable Residential Plotted Colony (under DDJAY-2016) area measuring 5.4375 acres (Licence No. 55 of 2017 dated 21.07.2017) in Sector-24, Dharuhera being developed by Khatushyam Projects Pvt. Ltd.

Reference:- Your request application dated 04.02.2021.

The above referred application has been considered by the Building Plan Approval Committee in the meeting held on 26.03.2021. Accordingly, the Building Plans are approved and permission is hereby granted for construction of Commercial building, under the provisions of the Punjab Scheduled Roads & Controlled Areas Restriction of Unregulated Development Act, 1963 & Haryana Building Code-2017 & Zoning Plan framed there under, with the following terms and conditions:-

1. The plans are valid for two years subject to the validity of license.
2. The structural responsibility of the construction shall be entirely of the owner/ supervising Architect and Structural Engineer of the scheme. Structural design of the building shall be carried out in accordance with the provisions of Haryana Building Code-2017 and relevant code for all seismic loads, all dead & live loads, wind pressure, earthquake of the intensity expected and structural safety will be completely of Structural Engineer/Architect and the Owner itself. As per provisions of Rule-39 (d), a set of structural drawing for record shall also be submitted alongwith aforementioned certificate.
3. You will get the setbacks of your building(s) checked at Plinth level and obtain a DPC Certificate before proceeding with Super-Structure.
4. You shall apply for Occupation Certificate as per the provision of Code 4.10 of the Haryana Building Code-2017, which shall be accompanied by certificates regarding completion of works described in the Plans and it shall be accompanied by:
 - (i) Structural stability certificate duly signed by the recognized Architect & Structural Engineer.
 - (i) A clearance regarding Fire Safety point of view, issued by the competent authority.
5. No person shall occupy or allow any other person to occupy any new building or part thereof for any purpose, whatsoever, 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 format has been duly issued in your favour.
6. 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.
7. Before grant of Occupation Certificate, you shall have to submit a Notice of completion of the building in Form BR-IVB, regarding completion of works described in the Plan.

Further that: -

- a) The required open parking around building shall be metalled and properly organized.
- b) All material to be used for erection of the building shall confirm to ISI and NBC standards.
- c) No walls / ceilings shall be constructed of easily inflammable materials and stair case shall be built-up of the fire resistant material as per standard specification.



- d) No addition / alternation in the building shall be made without the prior approval of competent authority. Further, only figured dimension shall be followed and in case of any variation in the Plans, prior approval of this office shall be pre-requisite.
- e) You shall ensure the installation of Solar Power Plant, as per provisions of Haryana Solar Power Policy-2016 issued vide Notification No. 19/4/2016-5 Power dated 14.03.2016 of New & Renewable Energy Department, Govt. of Haryana.
- f) The roof slab of the basement external to the buildings, if any shall be designed/ constructed to take the load of fire tender up to 45 tonnes.

8. FIRE SAFETY:

- (i) The applicant firm shall also prepare and submit the Plan in triplicate to Municipal Council, Rewari clearly marking & indicating the complete Fire Protection arrangement and means of Escape / Access for the proposed building with suitable Legend and standard Signages. On receipt of the above request, the Municipal Council, Rewari 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 point of view and means of Escape / Access point of view. The clearances / NOC from Fire Authority shall be submitted in this office along with a set of Plans duly signed by the Municipal Council, Rewari within a period of 90 days from the date of issuance of sanction of Building Plans. Further, it is also made clear that no permission for occupancy of the building shall be issued by Municipal Council, Rewari unless satisfied that adequate fire fighting measures have been installed by the applicant firm and suitable external fire fighting infrastructure has been developed at site.

9. As per report of SE-I, HSVP, Gurugram bearing Memo No. 43734 dated 10.03.2021, following conditions have been imposed:

- (a) The ground water shall not be used for the purpose of construction of building in terms of orders of the dated 16.07.2012 of Hon'ble High Court in CWP's No. 20032 of 2008, 13594 of 2009 and 807 of 2012. In this connection, NOC from Administrator, HSVP has not been submitted yet hence; you are requested to submit the aforesaid NOC before start of construction.
- (b) The directions dated 26.11.2014, 04.12.2014 & 19.01.2015 of Hon'ble NGT in original application No. 21 of 2014 in the matter of Vardhman Kaushik Vs. Union of India & Ors. and instructions issued by Hon'ble NGT during hearing held on 28.04.2015 in OA No.21 of 2014 & OA No. 95 of 2014 in the matter of Vardhman Kaushik Vs. Union of India and Ors. shall be complied.
- (c) NGT orders in application No. 45 of 2015 & M.A. No. 126 of 15 titled as "Haryali Welfare Association Vs. State of Haryana" shall be complied.

10. That the rain water harvesting system shall be provided as per Central Ground Water Board Authority norms/Haryana Govt. notification as applicable.
11. That firm/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy-2016 issued vide Notification No. 19/4/2016-5 Power dated 14.03.2016 of New & Renewable Energy Department, Govt. of Haryana.
12. The domestic water tank provided at terrace/ roof level shall always be filled from the over flow of fire compartment.
13. The scrutiny of this drawing is done from public health point of view only and does not entitle the owner to make water, sewer & SWD connection in the HSVP laid pipelines without prior approval of competent authority.
14. The owner will be fully responsibility for feasibility of connectivity of services with HSVP services at acceptable level / depth.
15. That you shall use only LED (Light Emitting Diode) fitting for internal lighting as well as campus lighting.

16. That you shall ensure that parking of vehicle is done within the area earmarked for parking in the approved Building Plans. Parking of any vehicle outside the premises / site will count 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".
17. The firm/owner shall ensure that C & D waste is transported in terms of the order to the designated site of concerned Department and due record in that behalf shall be maintained by the builders, transporters of Delhi-NCR.
18. That you shall follow provisions of Section-46 of 'The Persons with Disabilities (Equal Opportunities, protection of Rights and full Participation) Act, 1995,' which includes construction of Ramps in public buildings, adaption of Toilets for wheel chair users, Braille symbols and Auditory signals in Elevators or Lifts and other relevant measures for Hospitals, Primary Health Centre and other Medical Care and Rehabilitation Units etc.

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

DA/One set of Building Plan


Senior Town Planner-Cum,
Chairman, Building Plan Approval Committee,
For licensed Colonies/Controlled Area, Gurugram

Endst. No. _____

Dated:- _____

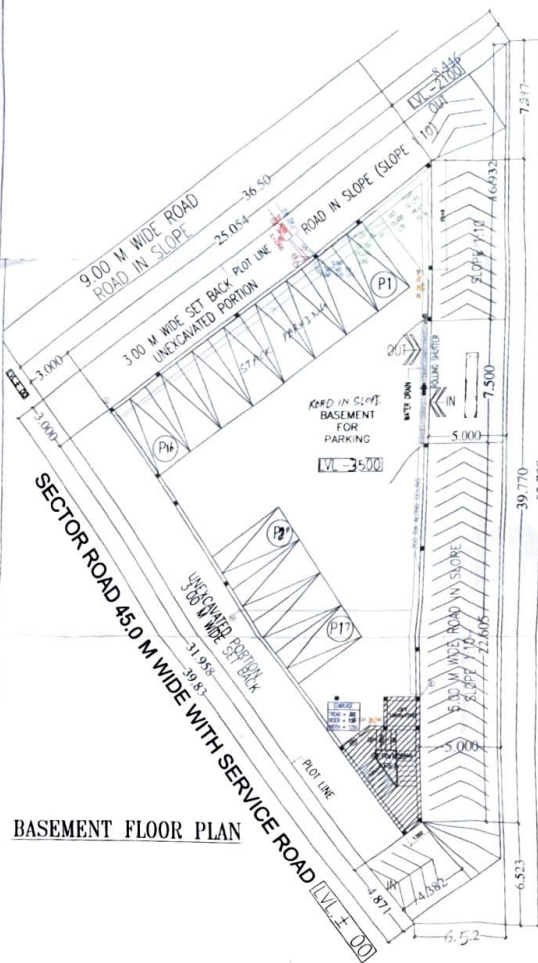
A copy is forwarded to the following for information and further necessary action:-

1. The Director, Town & Country Planning, Haryana, Chandigarh.
2. Superintending Engineer-I, HSVP, Gurugram w.r.t his office Memo No. 43734 dated 10.03.2021, conveying approval from public health point of view.
3. District Town Planner, Rewari w.r.t his office Memo No. 1772 dated 24.03.2021
4. Regional Officers, Dharuhera District Rewari with the request that the compliance of the instructions issued by NGT shall be monitored and strict compliance to be ensured.
5. District Fire Officer, Rewari.
6. Secretary, Haryana Building and Other Construction Workers Welfare Board Panchkula with intimation of payment etc.


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AREA INDEX (GROUND TO THIRD FLOOR)
(Scale 1 : 300)

AREA INDEX (BASEMENT FLOOR)
(Scale 1 : 200)



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

TERRACE FLOOR PLAN



FIRST FLOOR PLAN

THIRD FLOOR PLAN



SECOND FLOOR PLAN

AREA STATEMENT :

TOTAL AREA FOR COMMERCIAL PLOT	=	0.216	894.130
PERMISSIBLE GROUND COVERAGE	=	0.50	524.472
PROPOSED GROUND COVERAGE (A)	=	48.16%	430.975
PERMISSIBLE F.A.R.	=	0.150	1311.179
PROPOSED F.A.R. (A+B+C+D)	=	149.14%	1305.480
PROPOSED AREA ON BASEMENT	=		422.424
PROPOSED COVD. AREA DETAIL			
GROUND FLOOR AREA DETAIL			
AREA ON -1	L	B	SQMT.
	= 0.51	25.054 X 33.824	= 1.749
LESS	= 1	0.860 X 1.865	= 1.609
LESS	= 0.5	1.362 X 1.866	= 1.289
TOTAL			= 430.975
FIRST FLOOR AREA DETAIL			
SAME AS G. FLOOR (LIFT-STAIRCASE)	L	B	SQMT.
C. FLOOR			= 430.975
ST1	= 0.5	6.099 X 1.094	= 1.128
	= 0.5	5.838 X 1.929	= 5.632
	= 0.5	0.262 X 1.929	= 0.262
	= 0.5	2.859 X 5.798	= 7.716
ST2	= 1	1.875 X 4.801	= 8.040
	= 0.5	3.556 X 4.801	= 8.534
ST3	= 1	1.800 X 1.5	= 2.700
COVD. AREA ON FIRST FLOOR	TOTAL	X Y	LESS 36.010
			= 384.965
SECOND FLOOR AREA DETAIL			
SAME AS 1 ST FLOOR	L	B	SQMT.
COVD. AREA ON SECOND FLOOR			TOTAL = 384.965
FIRST FLOOR AREA DETAIL			
SAME AS 1 ST FLOOR (T1 TO T8)	L	B	SQMT.
SECOND FLOOR			= 384.965
T1	= 1	5.760 X 6.600	= 38.736
T2	= 0.5	14.871 X 30.076	= 149.335
T3	= 0.5	7.790 X 9.841	= 35.814
T4	= 0.5	2.625 X 1.944	= 2.532
T5	= 1	7.790 X 5.874	= 42.871
T6	= 0.5	0.230 X 1.940	= 0.344
T7	= 1	1.090 X 0.315	= 0.343
T8	= 1	2.100 X 2.000	= 4.200
COVD. AREA ON THIRD FLOOR	TOTAL	X Y	LESS 270.470
			= 134.495
TOTAL COVD. AREA			
FAR AREA			
AREA ON -1	= 0.5	25.054 X 33.824	= 1.749
LESS	= 0.5	1.362 X 1.866	= 1.289
NON FAR AREA (LIFT WELL-STAIRCASE)	=	36.010	= 3
TOTAL			= 134.495

COMMERCIAL PLOT SITE

DOOR-WINDOW SCHEDULE

TYPE	WIDTH	HEIGHT	SCHEDULE	QTY
RS1	2400	2400	2400	00
RS2	2300	2400	2400	00
D1	1250	2100	2100	00
D2	1000	2100	2100	00
D3	900	2100	2100	00
V1	750	600	2400	1800
V2	2400	900	2400	1500

1 100 Ø SUB SOIL PIPE
2 100 Ø WASTE WATER PIPE
6 100 Ø RAIN WATER PIPE
7 25 Ø DOMESTIC UP PIPE
8 20 Ø DOMESTIC DN PIPE

Drwg. Title
SUBMISSION DRAWING

Project:
PROPOSED PLAN OF COMMERCIAL SITE-4 AREA
MEASURING 0.216 ACRES FALLING IN THE AFFORDABLE
RESIDENTIAL PLOTTED COLONY JANGER DEEN DAVAI JAN
AVAD YOUNA-2016 AREA MEASURING (5.427 X 5.173) =
28.18 ACRES & SCHEME NO. 18 OF 2017 DATED 21.07.2017
& 87 OF 2017 DATED 21.07.2017 IN SECTION-24,
UNHABITABLE AREA

BEING DEVELOPED BY
KSHATISHYAM PROJECTS PVT. LTD.

Architect:
S. K. INTEGRATED CONSULTANTS
B-10, DEEPA ENCLAVE, PITAM PURA,
DELHI - 110016
PHONE: 011-26101111 (100-1001-2000)
ARCHITECT
KAPIL SHARMA
C-157, DEEPA ENCLAVE,
DELHI - 110016

Scale: 1:1000
Date: Feb. 2021
Comm-2