



HSIIDC

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

To,

✓ M/s Ashiana Housing Limited
Unit 4 & 5, Plot No. D-2, 3rd Floor
Southern Park, Saket
District- Center, New Delhi-110017.

Memo no.:- HSIIDC/IPD/IMT/M/2025/.....1050.....

Dated: 08/10/2025

Subject- Approval of Building Plans for Group Housing Plot No. 04, Sector-80, Manesar.

Reference: Your application dated 21.08.2025 for the Permission to erect the Group Housing Building on Plot No. 04, Sector 80, Manesar.

The permission is hereby granted for the aforesaid construction subject to the provisions of the Punjab Scheduled Roads & Controlled Area Restrictions of unregulated Development Act, 1963 its Rules 1965 and Haryana Building Code -2017 (as amended from time to time) and the Zoning Plan framed there under along with special reference to the following conditions:

1. The Plans are valid for a period of 05 years from the date of issuance of sanction, subject of terms and condition of the agreement executed with the Haryana State Industrial & Infrastructure Development Corporation here in referred as Corporation.
2. The structural responsibility of the construction shall be entirely of the allottee & supervising architect/Structural Engineer and Geo-technical Engineer of the scheme.

Further That:-

- a. The building shall be constructed as per the structure design submitted by you and as certified by your structure engineer that the same has been designed as per the provisions of NBC and relevant IS code for all seismic load, all dead, and live loads wind pressure and structural safety from earthquake of the intensity expected under Zone-IV.
 - b. All Material to be used for erection of building shall conform to I.S.I. and N.B.C. standard.
 - c. No walls/ ceiling shall be constructed of easily inflammable material and stair cases shall be built of the Fire resistant material as per standard specification.
3. The roof slab of the basement external to the building if any shall be designed/ constructed to take the load of fire tender upto 45 tones. Basement shall not be constructed beyond zoned area or in case existing adjacent building, setback of 2.4 mtrs shall be taken from the existing adjacent building.

4. FIRE SAFETY:-

- (i) The allottee and the Supervising Architect 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.
 - (ii) That you shall get approved the fire fighting scheme in accordance with The Haryana Fire and Emergency Services Act 2022 (as amended from time to time) and directions issued by the Director, Haryana Fire Service, Haryana, before starting the construction work at site.
5. The basement shall not be use as storage in any manner. It shall be used only for parking and services as mentioned in the approved zoning plan.

Haryana State Industrial and Infrastructure Development Corporation Limited (A State Government Undertaking)

Regd. Office: C 13-14, Sector-6, Panchkula - 134109, Haryana, INDIA
Tel : 0172-2590481-83, E-mail : contactus@hsiidc.org.in,
Website : www.hsiidc.org.in, hsiidcesewa.org.in
CIN No. U29199HR1967SGC034545

Field Office: Estate Office, Sector-02,
IMT Manesar, Distt. - Gurugram (Hr.)
Tel No. 0124 - 2290351, Fax : 0124 - 2291351
Email : estate.manesar@hsiidc.org.in

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6. Lift with 100% stand by generators along with automatic switchover would be essential. Separate Ramps for entry and exist with clear width of four meters each shall be provided. The slope of ramp shall not be steeper than 1:10.
7. No addition and alteration in the building plans/ layout plans shall be made without prior approval of HSIIDC. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of Competent Authority.
8. It shall be the sole responsibility of the allottee to undertake precautionary measures to ensure safety of men and material during the construction period of the building and also after Completion of building allottee shall also ensure compliance of labour rules for ensuring labour safety during construction of the building.
9. The layout showing the electric installation shall have to be got approved from the chief Electrical Inspector Haryana, before execution of work at site.
10. You shall not occupy the building or part of building without obtaining the Occupation Certificate from the Competent Authority, HSIIDC.

Water Supply:-

- (i) The distribution arrangement of potable water shall be made by you. You will ensure adequate constant and reliable water supply required under in rules.
- (ii) You shall make suitable arrangement for disposal of the waste water in accordance with the norms set up by Haryana State Board for prevention and control of water pollution and shall not discharge waste water in open /plain ground.
- (iii) That the work of PH Service be got executed as per standard design& specification.
- (iv) It is made clear to you that roof top rain water harvesting system shall be provided by you as per norms and shall be kept operational all the time.
- (v) That the flushing cistern will be of suitable capacity.
- (vi) HSIIDC shall not provide any kind of facility to the premises made by you at your own arrangements.
- (vii) The allottee shall make provisions of piping/ plumbing arrangement for maximum use of treated waste water in their premises as in washroom/toilets.

General:-

- (i) Chapter 3.3 of HBC-2017 (as amended from time to time) explains about the clearance zone for buildings near High Tension electrical line. Hence no construction shall be allowed under the mandatory buffer of HT line till the shifting of existing HT line.
- (ii) You shall pay the applicable fee and charges que Green building FAR as and when demanded by HSIIDC.
- (iii) You shall provide alternate source of electric for functioning of lifts, common area lights, water supply, sewerage and storm water drainage scheme by providing generator set of required capacity.
- (iv) All pipes, fixtures fitting pump; General set and filtration plant etc shall be conforming to relevant IS specification and ISI marked.
- (v) The rain water harvesting systems shall be provided as per C.G.W. Authority norms /Haryana Government notification.
- (vi) The use of solar water heating system as per norms specified by HAREDA is mandatory and shall be made operational in each building block before applying for an Occupation Certificate.
- (vii) That you shall strictly comply with the directions of MOEF Guidelines, 2010 (as amended from time to time) while raising construction.
- (viii) It is made clear that even if constructions have been started after seeking Environmental Clearance under the EIA notification 2006 (as amended from time to time) but the construction is being carried out without taking the preventive and protective environmental steps as stated in this order and MOEF guidelines, 2010, the State Government, SPCB and any officer of any department as aforesaid shall be entitled to direct stoppage of work.

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- (ix) You shall obtain clearance / NOC from the Ministry of Environment and Forest as per the provision of the notification number S.O. 1533 (E) Dated 14.09.06, issued by Ministry of Environment and Forest Govt. of India before starting the construction/execution of development at site.
- (x) You shall ensure necessary compliance of Environmental clearance as stated under chapter 12 (Environmental clearance) of HBC-2017 before starting the construction at site.
- (xi) You shall dispose of the replacement water by using the same for the watering of landscaped area in the colony of the same by disposed of into the rain water harvesting system.
- (xii) The Building should conform to the requirements of Energy Conservation Act 2007. You shall use only Light Emitting Diode (LED) Lamps fitting for internal lighting, as well as campus Lighting. You shall use energy efficient industrial electronics motors only. The products of star rating 5 for electric appliances such as frost free refrigerators, Air conditioners & distribution transformers shall be used.
- (xiii) That the allottee shall deposit Cess @ 1% of the estimated cost of construction to Assistant Director, Industrial Safety & Health, Labour Department Haryana as applicable under the building and other Construction Workers Welfare Cess Act, 1996 as amended from time to time.
- (xiv) You shall ensure that only dual two button or lever flush system in toilets to save clean drinking water.
- (xv) In compliance to the order of Hon'ble High court in CWP no. 17296 of 2011, Sh. Krishan Lal Gera V/s. State Haryana & Others, you have to ensure that proper parking arrangement of vehicle will be made by you within the premises and no vehicle will be allowed to park outside the premises.
- (xvi) You shall obtain NOC from Airport Authority of India, as height of the your building is beyond 30 Mtrs.
- (xvii) Lift Operational certificate from Inspector of Lifts Govt. of Haryana, Gurugram.
- (xviii) That you shall ensure the installation of Solar Photovoltaic Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016 (as amended from time to time)
- (xix) 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 the Air in any form.
- (xx) The vehicles carrying construction material and construction debris of any kind should be cleaned before it is permitted to ply on the road after unloading of such material.
- (xxi) 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.
- (xxii) 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.
- (xxiii) It shall be the responsibility of owner/builder to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of Hon'ble NGT order dated 10.04.2015.
- (xxiv) All to take appropriate measures and to ensure that the terms and conditions of Hon'ble NGT order dated 10.04.2015 referred above in OA No. 21 of 2014 and earlier orders passed in said case should strictly comply with by fixing sprinklers, creations of green air barriers.
- (xxv) You shall make Compulsory use of wet jet in grinding and stone cutting.
- (xxvi) You shall make the provision of ramp and toilet for Differently-abled persons as per the approved specifications / building bye-laws.
- (xxvii) You shall not bore the tube well at site without obtaining the prior permission of Competent Authority.

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- (xxviii) You have to ensure zero waste water discharge to main sewer line and shall installed suitable treatment plant for treatment of waste water and you have to ensure for water conservation in the building, provision shall be made whereby the waste water generated from the sources such as dishwashing or washing machines, is used for sub-surface irrigation, or if treated, for non-potable purposes e.g. to flush toilets and for washing cars. This condition applicable if the area of plot is more than 4000 sqm.
- (xxix) You shall make provisions of piping/plumbing arrangement for maximum use of treated waste water in their premises as well as in washroom/toilets.
- (xxx) The Site has been registered on Dust Pollution Control Self-Assessment, HSPCB on dated 12.12.2024 under Project Unique ID No. 22D1L000026.

If any infringement of bye laws remains unnoticed, the Corporation reserves the right to amend the plan as and when any such infringement comes to its notice after giving an opportunity of being heard.

The sanction will be void ab initio, if any of the conditions mentioned above are not complied with.

DA/One set of Building Plans.

Prepared By

Head Draftsman

Checked By

ATP, HSIIDC


Senior Town Planner
HSIIDC, IMT Manesar

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

1. The Chief Town Planner-Cum-Chairperson, Committee (HQ), HSIIDC, C- 13 & 14, Sector -06, Panchkula.
2. G.M. (912 Acres), HSIIDC, C 13-14, Sector 06, Panchkula.
3. D.G.M (Estate-912 Acres.), HSIIDC, IMT- Manesar.
4. A.G.M (Engg. Div.), HSIIDC, IMT - Manesar.
5. Fire Station Officer, Sector 29, Gurugram-122007.
6. Assistant Director, Industrial Safety & Health, Labour Department, Gurugram for collecting labour cess.
7. ADC Gurugram cum CPO, Haryana Renewable Energy Development agency, Gurugram.
8. The Regional Officer, HSPCB, HSIIDC Complex, Sector 02, IMT Manesar.