BRS-III
(See Rule 44 Act of 1963)

From

AR. AARYAMAN SINGH
R/o. A-002,BANCOURT APARTMENTS, SECTOR-43
GURGAON, HARYANA-122002

To

M/S VK AND SONS INFRATECH PVT LTD
THROUGH ITS DIRECTOR MR. BIJENDRA PAL SINGH
REGISTERED OFFICE AT BPTP PARK CENTRA,GROUND FLOOR-10A

SECTOR-30, GURGAON-122001

Mail Dated: 23rd July

Sub:- Approval of Proposed building plan in respect of PLOT NO. 10,12,14,16,22,24 & 26,PALM DRIVE SEC 2&3, PATAUDI, GURGAON

Ref.: Mail Dated: 23rd July

I approve your building plan subject to the conditions as under:

1.	That you shall abide by the terms & conditions as mentioned in Deen Dayal Jan Awas Yojna (DDJAY-2016) Affordable Residential Plotted Colony.
2.	These plans are approved with maximum permissible CA I upto 264% as per policy dated 10.09.2024.
3.	That you shall abide by the Punjab Scheduled Roads and Controlled Area Restriction of Unregulated Development Act, 1963 and rules framed there under.
4.	The building plans shall be treated as cancelled, if the plot falls in any unlicensed area.
5.	The subjected plots are not frozen by the Department as per the approved Layout cum Demarcation Plan.
6.	The subject cited approval is valid for two years from the date of issuance of the letter sanctioned by you.
7.	These plans are being approved without prejudice to the validity of the license of the subject cited colony.

AARYAMAN SINGH
ARCHITECT
CA/2024/177448
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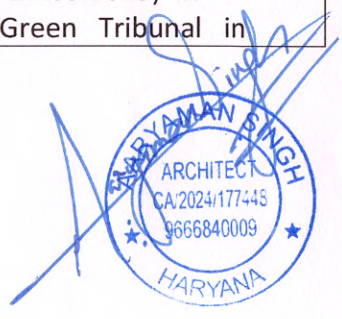
HARYANA

8.	You shall get the setbacks of your building(s) checked at plinth level and obtain a DPC certificate from this office before proceeding with the super structure.
9.	No person shall occupy or allow any other person to occupy any new building or part thereof for any purpose, whatsoever before grant of occupation certificate from the competent authority and an Occupation Certificate has been duly issued in prescribed format.
10.	That the rain water harvesting system shall be provided as per Central Ground Water Board Authority norms/ Haryana Govt. notification as applicable.
11.	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 the responsibility of structural safety will be completely of Structural Engineer/ Architect and the Owner itself.
12.	That the basement setback shall be minimum 2.4 Mtr. from the common wall in the event the adjoining plot is built-up without a basement.
13.	That you shall not use the proposed building other than residential purposes and shall not raise any addition /a1teration in the building without prior approval of competent authority otherwise the approval shall be deemed to be cancelled and appropriate action as per rule will be initiated.
14.	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.
15.	That you shall not apply for occupation certificate till all the development works in the licensed colony are completed and functional.
16.	That you shall ensure the installation of Solar Assisted Water Heating System as per prevailing Government Policies / Norms.
17.	That you shall abide by the conditions as declared in the undertaking. If you breach any of the conditions laid down in the said affidavit the approval of building plan deemed to be cancelled.
18.	That you shall also comply with the conditions as approved/ conveyed from time to time by the Government.
19.	That you shall adhere to the guidelines issued by Director General, Town & Country Planning on 14.05.2015 (Circulated by this office on 27.05.2015) in reference to orders dated 10.04.2015 of Hon'ble National Green Tribunal in



	O.A. No. 21 of 2014 i.e. Vardhman Kaushik Vs. Union of India & Ors and order dated 21.04.2017 passed by Comissioner, Municipal Corporation, Gurugram (MCG) regarding construction & demolition waste management at site.
20.	That you shall not use the ground water for the purpose of construcfion 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.
21.	That you shall submit the BRS-III alongwith copy of approved plans duly signed by you for the subjected plots within 15 days from this technical approval.
22.	That you shall endorsed the copy of BRS-III to the Regional Officer of Haryana State Pollution Control Board, Gurugram.
23.	The payment of fees/charges is subject to audit and you shall be liable to pay deficit the fees/charges as applicable at the time of approval of building plan/grant of occupation certificate or as and when demanded by the Department.
24.	This sanction will be void abnitio, if any of the conditions mentioned above are not complied with.
25.	In addition to above conditions, you shall obtained Public Health Service report from the concerned XEN's HSVP within a week before issuance of BRS-III to the applicant, otherwise this technical approval may be deemed to be cancelled.

Thanking You,

Yours faithfully,

Address: AR. AARYAMAN SINGH
R/o. A-002,BANCOURT APARTMENTS, SECTOR-43
GURGAON, HARYANA-122002
CA NO.- CA/2024/177448

Enclosed documents

Two Sets of approved Building plan with sanction

I have read all the terms and conditions of the sanction letter and I agree to all the terms and conditions. I understand that this sanction shall be invalid ab-initio if any of the aforesaid conditions are not complied with.

A copy of the above is forwarded to the following for information and further necessary action

1. District Town Planning (Planning), Gurugram

2. District Town Planning (Enforcement), Gurugram