

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

From

Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee,
O/o Director, Town & Country Planning Department,
Haryana, Nagar Yojna Bhavan,
Madhya Marg, Sector 18, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com
Website www.tcpharyana.gov.in.

To

Emaar India Ltd.,
Emaar Business Park, Sikanderpur Chowk,
Sector-28, Gurugram.

Memo No. ZP-2184/PA(DK)/2025/ 37614 Dated 25-09-2025

Subject: Approval of building plans of Phase-1 & Phase-2 part of Residential Colony (under NILP Policy) measuring 25.90 acres (License No. 10 of 2025 dated 16.01.2025 and License No. 75 of 2025 dated 22.05.2025) in Sector-86, Gurugram - Emaar India Ltd.

Reference your application dated 08.08.2025, 17.09.2025 and 24.09.2025 for permission to erect the buildings in Phase-1 & Phase-2 part of Residential Colony (under NILP Policy) measuring 25.90 acres (License No. 10 of 2025 dated 16.01.2025 and License No. 75 of 2025 dated 22.05.2025) in Sector-86, Gurugram in accordance with the plans submitted with it after receipt of ₹ 1,00,62,088/- towards Infrastructure Development Charges for 15% additional FAR being considered as an incentive for providing green buildings as per IGBC norms in view of provision of Code 6.5 of Haryana Building Code, 2017.

Permission is hereby granted for the aforesaid construction, subject to the provisions of the Haryana Scheduled Roads & Controlled Areas Restriction of Unregulated Development Act, 1963 and Haryana Building Code-2017, subject to the following amendments, terms and conditions:-

1. The plans are valid for a period of 2 years of the buildings less than 15.00 meters in height and 5 years for the multistoried buildings from the date of issuance of sanction, subject to validity of licenses granted for this scheme.
2. The structural responsibility of the construction shall be entirely of the owner/ supervising architect/ Engineer of the scheme.

Further that: -

- a) The building shall be constructed in accordance to the Structure Design by Structure Engineer and certified by Proof Consultant on prescribed FORM BR-V (A2).
- b) All material to be used for erection of building shall conform to I.S.I. and N.B.C. standards.
- c) No walls/ceiling shall be constructed of easily inflammable material and staircases shall be built of the fire resisting material as per standard specification.
- d) 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 tones.

Government of India before starting the construction/execution of development works at site.

- (ii) That you shall strictly comply with the directions of MoEF Guidelines, 2010 while raising construction and comply with the instructions of Director, Town and Country Planning, Haryana, Chandigarh issued vide orders dated 14.5.2015 which is also available on the departmental website www.tcpharyana.gov.in.
- (iii) That you shall submit the fire-fighting scheme duly approved in accordance with the section 15 of the Haryana Fire Safety Act 2009 and directions issued by Director, Urban Local Bodies Haryana before starting the construction work at site.
- (iv) That you shall submit the approved Electrical Service Plan from competent authority and certificate to this effect that adequate arrangement has been put in place before grant of occupation certificate.
- (v) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- (vi) That you shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- (vii) That you shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- (viii) That you shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
- (ix) That if any, site for Electric Sub Station is required, same will be provided by you in the colony.
- (x) That provision of parking shall be made within the area earmarked /designated for parking in the colony and no vehicle shall be allowed to park outside the premises.
- (xi) 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.
- (xii) That you shall abide the terms and conditions of the Undertaking/Affidavit submitted in the office of Administrator, HSVP, Gurugram in compliance of Order dated 16.07.2012 of the Hon'ble High Court and shall not extract groundwater for construction purposes.
- (xiii) That you shall not construct the building beyond 30.0 mtrs. without getting the valid NOC from AAI.
- (xiv) That the recovery of labour cess being made by the Department is interim in nature and that the final estimation of cost of construction and recovery of any deficiency in labour cess shall be done at the level of the 'assessing officer' designated for the purpose by the Labour Department, which shall be final and binding.
- (xv) That you shall deposit the balance amount of Labour Cess in future, time to time as per progress in construction at site.

16. Environment: That you shall raise construction as per guidelines of MoEF-2010 issued regarding Building, Construction, Township and Area Development Projects.

3. FIRE SAFETY:

- (i) The colonizer 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 Section 15 of the Haryana Fire Safety Act-2009 and directions issued by the Director, Haryana Fire Services, Haryana, before starting the construction work at site.

- 4. No addition and alteration in the building plans/ layout plan shall be made without the prior approval of DTCP. Further, only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DTCP shall be pre-requisite.
- 5. That you shall furnish the service plan/ estimate of this scheme in accordance with approved building plans.
- 6. Based on the actual estimated cost of internal development of the colony you shall furnish additional bank guarantee, if required.
- 7. The revenue Rasta if any passing through the site shall be kept unobstructed.
- 8. If any infringement of byelaws 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.
- 9. The layout showing the electric installation shall have to be got approved from the competent authority before execution of work at site.
- 10. No person shall occupy or allow any other person to occupy any new building and before grant of occupation certificate, you shall apply for occupation certificate as per the provisions 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.
 - (ii) A clearance from Fire Safety point of view from the competent authority.
- 11. The provision of letter boxes for each dwelling unit shall be made at the ground floor of each building.
- 12. The basements shall be used for parking, services or as prescribed in the approved zoning plan and building plans. The parking lots proposed in the scheme shall be exclusively for the use of flat owners/residents of the group housing scheme. The parking lot shall not be leased out /transferred to any person who is not a flat owners /residents of the group housing complex.
- 13. That you shall comply with the conditions laid down in the memo no. 285455 dated 29.08.2025 of Chief Administrator, HSVP, Panchkula (Copy enclosed).
- 14. That you shall comply with the conditions laid down in the Memo No. 9558 dated 17.09.2025 of Joint Director, Directorate of Fire and Emergency Services, Haryana, Panchkula (Copy enclosed).
- 15. GENERAL: -
 - (i) That you shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest,

MD, HVPNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula with request to assess the power utility site requirement as per ultimate power load requirement.

Executive Engineer, GMDA, Gurugram.

Senior Town Planner, Gurugram along with one set of approved building plans.

Chief Administrator, HSVP, Panchkula.

District Town Planner, Gurugram.

District Town Planner (E), Gurugram.

Nodal Officer, website updation.

Joint Director, Directorate Fire and Emergency Services, Haryana, Panchkula.

l: as above

(Hitesh Sharma)

Senior Town Planner (M)HQ,

Member Secretary

For: Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee,
Town & Country Planning Department,
Haryana, Chandigarh.