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

Signature Infrabuild Pvt. Ltd.,
1310, 13th Floor, Dr. Gopal Das Bhawan,
28 Barakhamba Road, Connaught Place,
New Delhi-110001.

Memo No. ZP-1339/PA(DK)/2023/29485 Dated:- 06-09-2023

Subject: **Approval of revised building plans of Affordable Group Housing Colony on the area measuring 5.6875 acres (Licence No. 73 of 2019 dated 04.07.2019 & Licence No. 13 of 2021 dated 12.03.2021) in Sector-95, Gurugram being developed by Signature Infrabuild Pvt. Ltd.**

Reference your application dated 13.02.2023 (submitted in the office STP, Gurugram) for permission to erect the buildings in Affordable Group Housing Colony on the area measuring 5.6875 acres (Licence No. 73 of 2019 dated 04.07.2019 & Licence No. 13 of 2021 dated 12.03.2021) in Sector-95, Gurugram in accordance with the plans submitted with it after receipt of ₹ 13,53,418/- & ₹ 110.5946 lacs towards Conversion Charges and External Development Charges respectively on account of additional 4% commercial component and ₹ 17,71,852/- towards Infrastructure Development Charges for 12% 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.

It is to inform you that the "Provisional" revised building plans were approved vide this office memo No. 39023 dated 27.12.2022 with a condition that the variations should be published in three Newspapers and displayed at various locations. As per report of STP, Gurugram vide his office memo No. 1053 dated 14.02.2023 you have issued the Public Notice on 12.01.2023 about the building plans in three Newspapers namely "The Morning Standard" (English), Hans India' (English) & 'Hari Bhoomi' (Hindi). Further, vide letter dated 14.08.2022, you have submitted an Affidavit dated 14.02.2023 stating that the company has not created any third party rights/interest in the additional license no. 13 of 2021 dated 12.03.2021 and they has not received any objection from anyone through post/email in this regard till dated i.e. 14.02.2023 and the right of the existing allottees have not been infringed and no objections on the changes has been received from any existing allottees by them till date.

In view of above your request to consider the earlier approved "Provisional" building plans as "Final" has been examined and it has been decided to consider the earlier approved "Provisional" building plans vide this office memo No. 39023 dated 27.12.2022 as "Final" building plans and permission is hereby granted for the aforesaid construction subject to the provisions of the Punjab 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. However, you shall complete the project as per stipulation in Affordable Group Housing Policy issued vide Notification No. PF-27/48921 dated 19.08.2013.
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.

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 DGTCP. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DGTCP 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 commercial 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 and services 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. 94779 dated 01.06.2021 of Superintending Engineer (HQ), HSVP, Panchkula (Copy enclosed).

14. That you shall comply with the conditions laid down in the Memo No. 1135 dated 08.06.2021 of Deputy Director, Directorate 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, 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 abide by the terms and conditions of Affordable Group Housing Scheme issued vide Notification No. PF-27/48921 dated 19.08.2013.

(xiv) That you shall give the advertisement as per the instructions issued vide memo No. 15772 dated 18.07.2014.

(xv) That you shall not construct the building beyond 30.0 mtrs. without getting the valid NOC from AAI.

(xvi) That you shall submit the scanned copy of the approved building plans in CD format within one week to this office from the issuance of this letter.

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

17. In addition, you shall comply with the instructions of Director, Town & Country Planning, Haryana, Chandigarh issued vide order dated 14.05.2015, available on the Departmental Website www.tcpharyana.gov.inat URL :https://tcpharyana.gov.in/Policy/Misc392%20OA%20No.%2021%20of%202014%20Vardhaman%20Kaushik%20Vs.%20UOI_ors.pdf in compliance of the orders dated 10.04.2015 passed by Hon'ble National Green Tribunal in OA No. 21 of 2014, which are as under:

(i) You shall put tarpaulin on scaffolding around the area of construction and the building. You are also directed that you shall not store any construction material particularly sand on any part of the street/roads.

(ii) 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.

(iii) 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.

(iv) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.

(v) 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.

(vi) 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.

(vii) 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.

(viii) It shall be the responsibility of every 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 referred above.

(ix) All to take appropriate measures and to ensure that the terms and conditions of the Hon'ble NGT order dated 10.04.2015 referred above in OA No. 21 of 2014 and the earlier orders passed in said case should strictly comply with by fixing sprinklers, creations of green air barriers.

(x) Compulsory use of wet jet in grinding and stone cutting.

(xi) Wind breaking walls around construction site.

(xii) That you shall ensure that least dust has emitted into air/atmosphere and all steps are taken to prevent the same.

(xiii) That all the builders, who are building commercial, residential complexes which are covered under the EIA Notification of 2006, shall provide green belt around the building that they construct and compliance of the same shall be ensured prior to issuance of occupancy certificate. The width of green belt will be kept 1.5 meter along boundary wall within site, along periphery.

(xiv) If any person, owner and or builder is found to be violating any of the conditions stated in this order and or for their non-compliance such person, owner, builder shall be liable to pay compensation of ₹ 50,000/- per default in relation to construction activity at its site and ₹ 5,000/- for each violation during carriage and transportation of construction material, debris through trucks or other vehicles, in terms of Section 15 of the NGT Act on the principle of Polluter Pay. Such action would be in addition not in derogation to the other action that the Authority made take against such builder, owner, person and transporter under the laws in force.

(xv) All the owners/builders shall ensure that C & D waste is transported in terms of this order to the site in question only and due record in that behalf shall be maintained by the builders, transporters and NCR of Delhi.

(xvi) It is made clear that even if constructions have been started after seeking Environmental Clearance under the EIA notification 2006 and after taking other travel but is being carried out without taking the preventive and protective environmental steps as stated in above said order dated 10.04.2015 passed by NGT and MOEF guidelines, 2010, the State Government, SPCB and any officer of any Department as afore-stated shall be entitled to direct stoppage of work.

18. That you shall complete the project as per terms & conditions of Affordable Group Housing policy in a time bound manner from the date of earlier approved building plans/environmental clearance.
19. That you shall deposit the balance amount of Labour Cess in future, time to time as per progress in construction at site.
20. On the basis of IGBC Gold Rating Certificate duly submitted by the colonizer, and as per provision of Code 6.5 of Haryana Building Code, 2017, the additional FAR of 12% is allowed. Since, the final rating will be issued by IGBC after completion of total building complex/project, therefore, final occupation for three times the area of additional FAR (which is sought to be availed, as incentive for green building), shall be withheld till the final rating from IGBC is obtained. However, if the colonizer fails to achieve the final rating, which is lesser than the provisional rating, the occupation certificate of all building complex shall be issued after compounding the additional FAR (i.e. difference of additional FAR from provisional rating & final rating) at the ten times of the rates of EDC applicable at the time of submission of occupation certificate.

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

DA/As above & One set of Building Plans

(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.

Endst. No. ZP-1339/PA(DK)/2023/_____ Dated:- _____

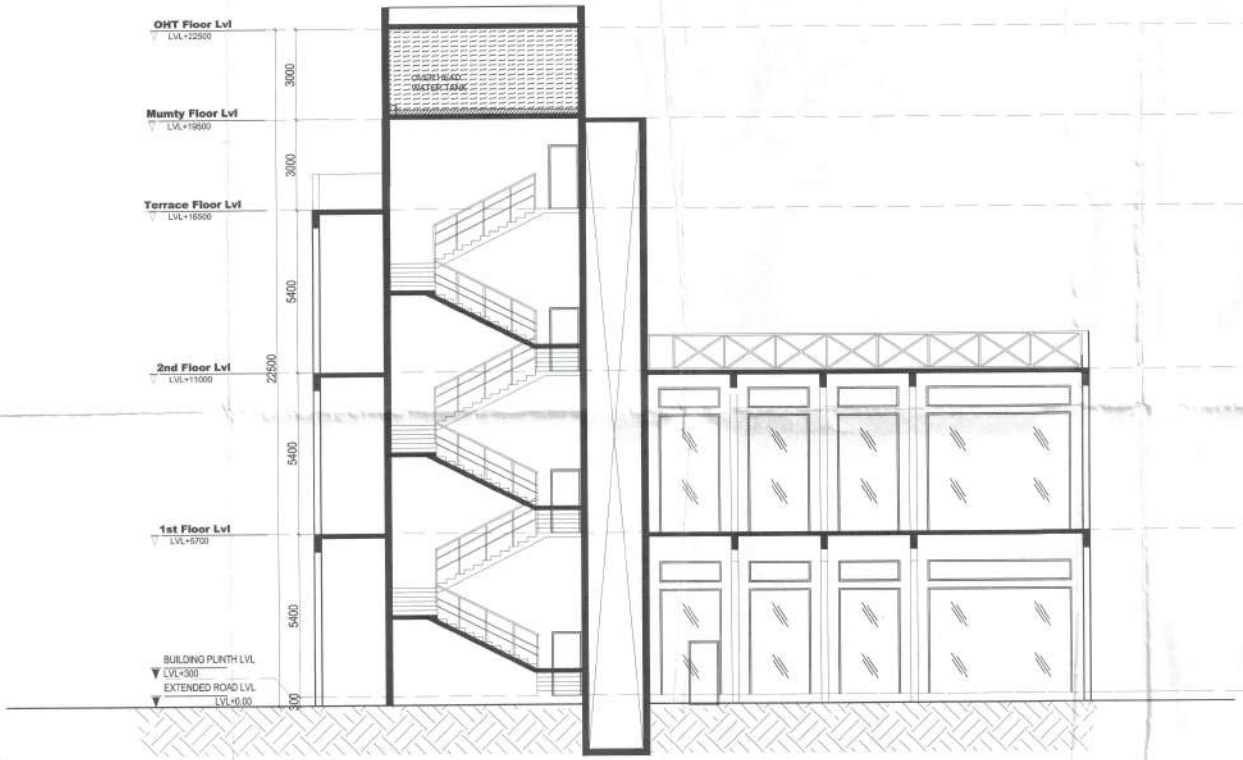
A copy is forwarded to the following for information:-

1. Haryana State Pollution Control Board, Panchkula with the request that the compliance of the instructions issued by NGT be monitored and strict compliance to be ensured.
2. MD, HVPNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula with request to assess the power utility site requirement as per ultimate power load requirement.
3. Administrator, HSVP, Gurugram.
4. Senior Town Planner, Gurugram.
5. Superintending Engineer (HQ), HSVP, Panchkula.
6. District Town Planner, Gurugram along with one set of approved building plans.
7. District Town Planner (E), Gurugram.
8. Nodal Officer, website updation.
9. Deputy Director O/o Directorate Fire Service, Haryana, Panchkula.

Encl: 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.

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SECTION AA

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting objections from the general public

TO BE READ WITH THIS OFFICE MEMO NO.:
DATED :

DINESH KUMAR PA(HQ)

CLIENT :
M/s SA PROPCON PVT.LTD. IN COLLABORATION WITH SIGNATURE INFRABUILD PVT. LTD.

Signature Global,201 & 2ND FLOOR, Tower-A,SignatureTowers,Gurugram-122001

OWNER SIGNATURE :

PROJECT :
ADDITIONAL AND REVISED BUILDING PLAN OF AFFORDABLE GROUP HOUSHING COLONY FOR AN AREA MEASURING 5.1125 ACRES (LICENCE NO.–73 OF 2019 DATED 04-07-2019 IN SECTOR-95, GURUGRAM
MANESAR URBAN COMPLEX BEING DEVELOPED BY M/s SA PROPCON PVT.LTD . IN COLLABORATION WITH SIGNATURE INFRABUILD PVT. LTD.

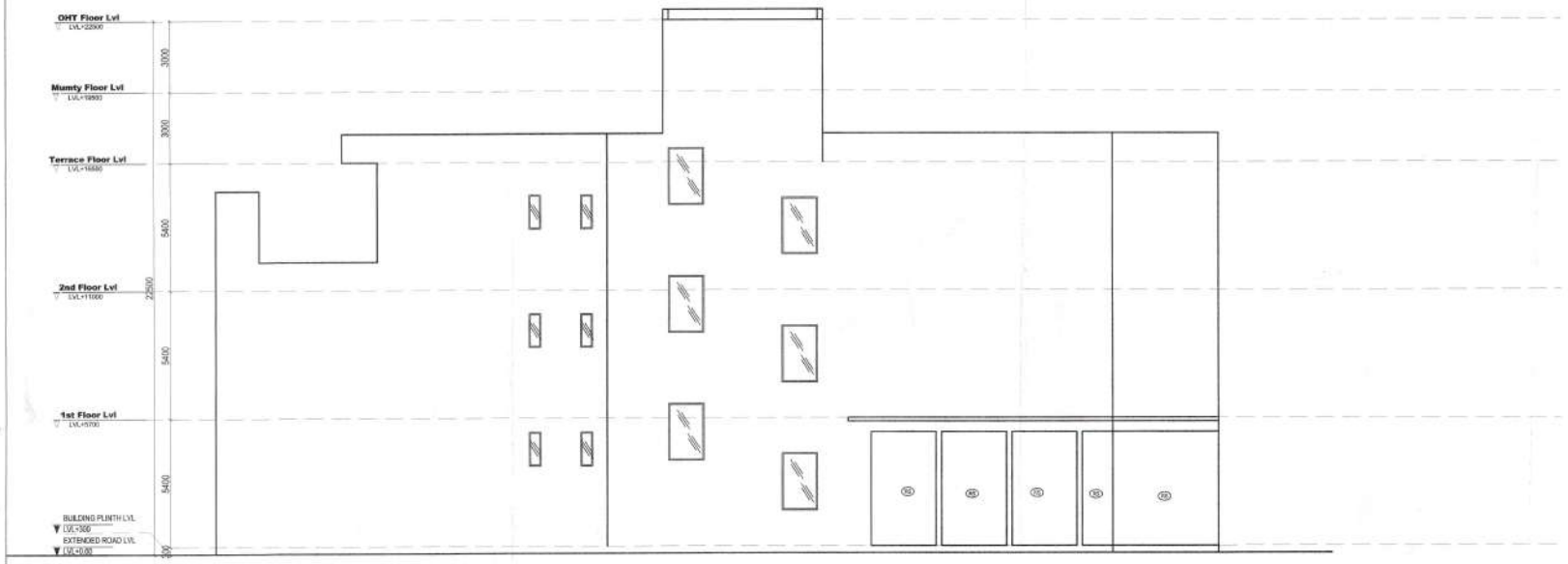
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SECTION AA

SCALE : 1:75 | COMMERCIAL /04
DATE :
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ARCHITECT. SIGN. | OWNER. SIGN.

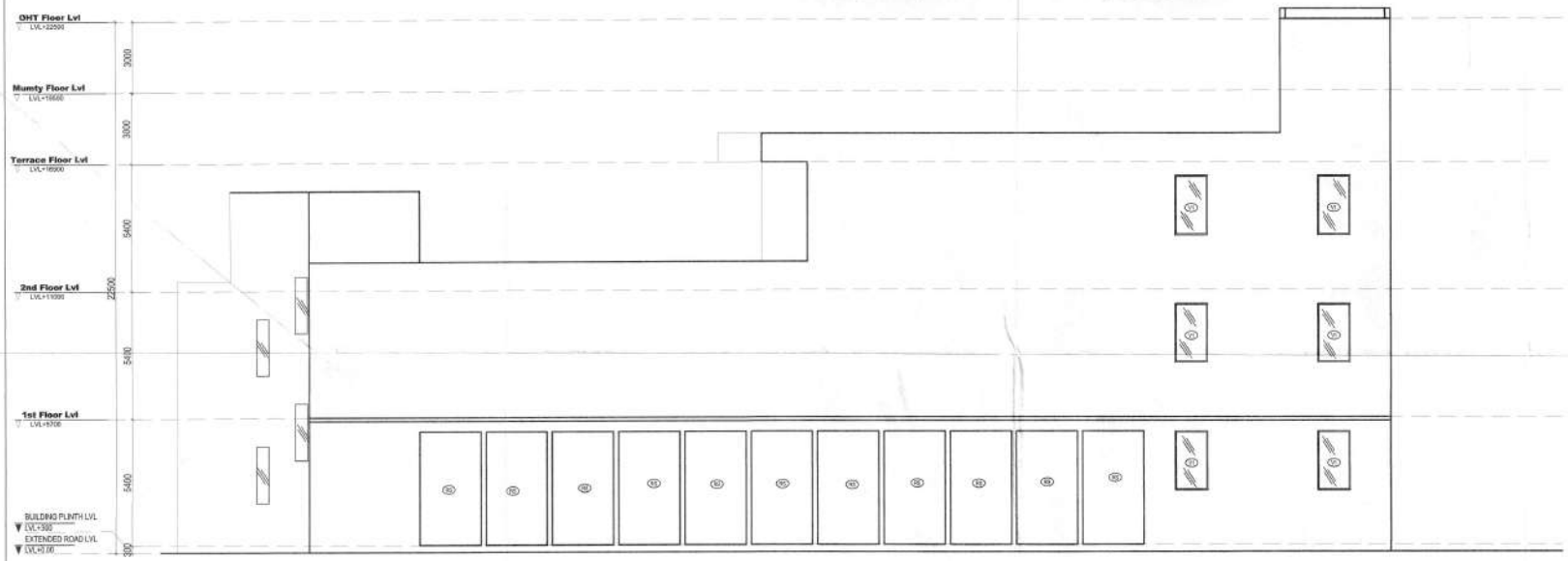
Ar. Praveen Kr. Verma
CA/ 2014 / 65167

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ELEVATION A



ELEVATION B

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting objections from the general public

TO BE READ WITH THIS OFFICE MEMO NO.: DATED :

DINESH KUMAR PA(HQ)

J.D. P.A. A.T.P

Member BPAC

CLIENT :

M/s SA PROPCON PVT.LTD. IN COLLABORATION WITH SIGNATURE INFRABUILD PVT. LTD.

Signature Global,201 B 2ND FLOOR, Tower-A,SignatureTowers,Gurugram-122001

OWNER SIGNATURE :

PROJECT :

ADDITIONAL AND REVISED BUILDING PLAN OF AFFORDABLE GROUP HOUSHING COLONY FOR AN AREA MEASURING 5.1125 ACRES (LICENCE NO.-73 OF 2019 DATED 04-07-2019 IN SECTOR-95 GURUGRAM.

MANESAR URBAN COMPLEX BEING DEVELOPED BY M/s SA PROPCON PVT.LTD . IN COLLABORATION WITH SIGNATURE INFRABUILD PVT. LTD.

DRAWING TITLE :

COMMERCIAL
ELEVATION A AND B

SCALE :- 1:100 | COMMERCIAL /03

DATE :

DEALT : | CHECKED BY : | REVISION NO.

ARCHITECT SIGN : OWNER SIGN :

Ar. Praveen Kr. Verma
CA/2014/65157

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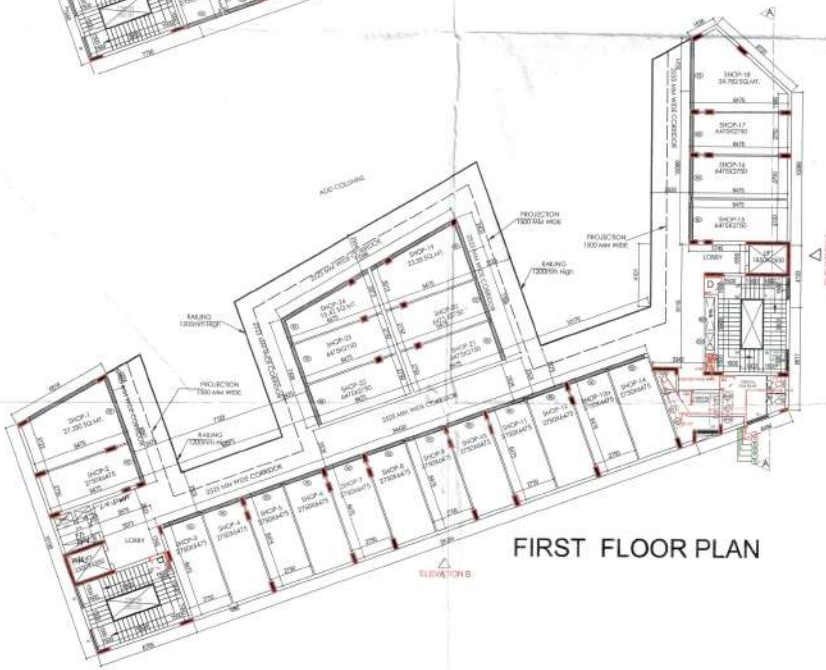
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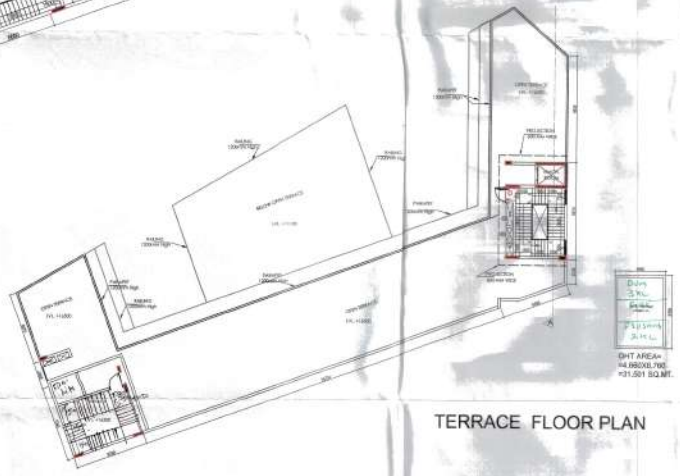
GROUND FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

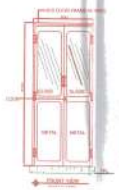


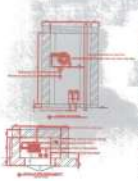
TERRACE FLOOR PLAN

DOOR / WINDOW SCHEDULE

S.NO.	TYPE	WIDTH	HEIGHT	CILL	LINTEL	LOCATION
1	V1	1450	700	2300	3000	TOILET
2	W	1500	1550	900	2450	STAIRCASE/LOUVRE
3	D	1250	2100	-	2100	STAIRCASE
4	D1	1050	2100	-	2100	HANDICAP TOILET
5	D2	950	2100	-	2100	TOILET
6	D3	750	2100	-	2100	WC
7	FD	1200	2100	-	2100	STAIRCASE
8	FD1	1200	1800	300	2100	ELEC. / LV SHAFT







This is a "PROVISIONAL BUILDING PLAN" approved on for the purpose of inviting objections from the general public

DINESH KUMAR PA(HQ) DD(HQ)

TO BE READ WITH THIS OFFICE MEMO NO. DATED :

CLIENT :

M/s SA PROPCON PVT.LTD. IN COLLABORATION WITH SIGNATURE INFRABUILD PVT. LTD.

Signature Global,201 & 2ND FLOOR, Tower-A,SignatureTowers,Gurugram-122001

OWNER SIGNATURE :

PROJECT :

ADDITIONAL AND REVISED BUILDIND PLAN OF AFFORDABLE GROUP HOUSHING COLONY FOR AN AREA MEASURING 5.1125 ACRES (LICENCE NO.–73 OF 2019 DATED 04-07-2019 IN SECTOR-95, GURUGRAM
MANESAR URBAN COMPLEX BEING DEVELOPED BY M/s SA PROPCON PVT.LTD. IN COLLABORATION WITH SIGNATURE INFRABUILD PVT. LTD.

DRAWING TITLE :

COMMERCIAL
GROUND ,FIRST, SECOND & TERRACE FLOOR PLAN

SCALE :- 1:150 | COMMERCIAL /01

DATE :

DEALT :- | CHECKED BY :- | REVISION NO.

ARCHITECTS SHAH MASSIH SOMA

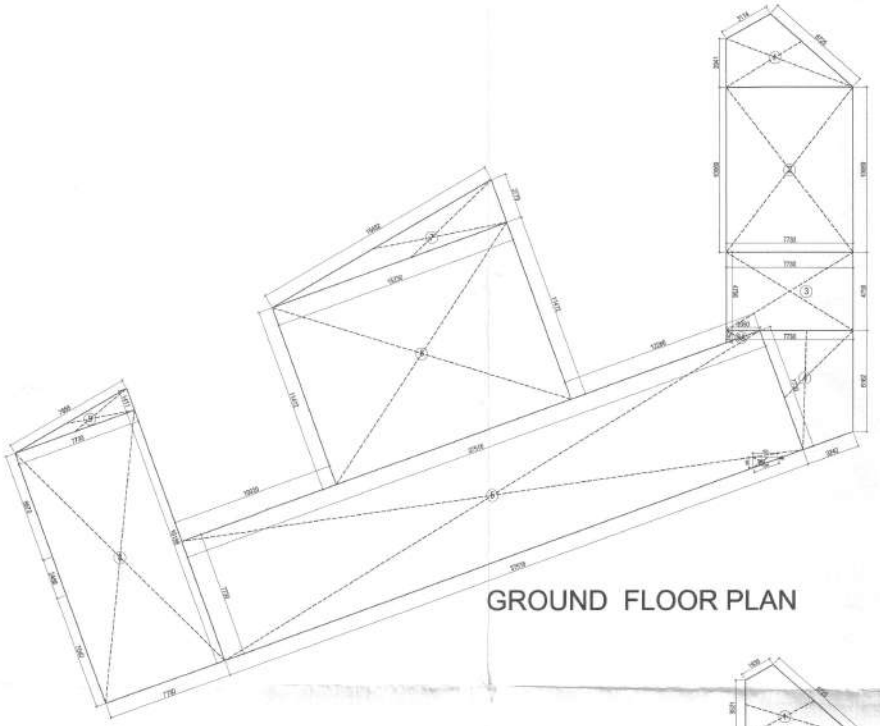
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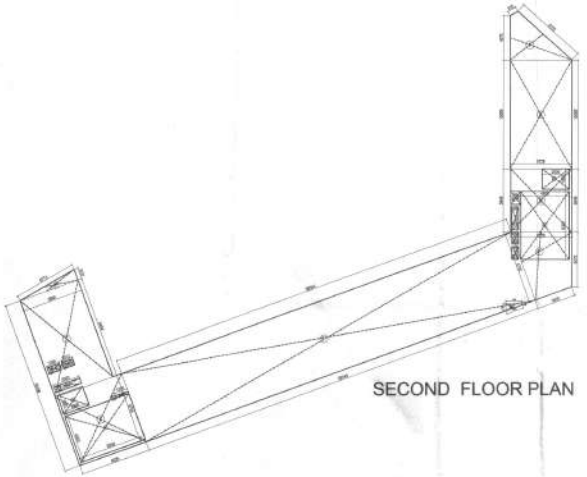
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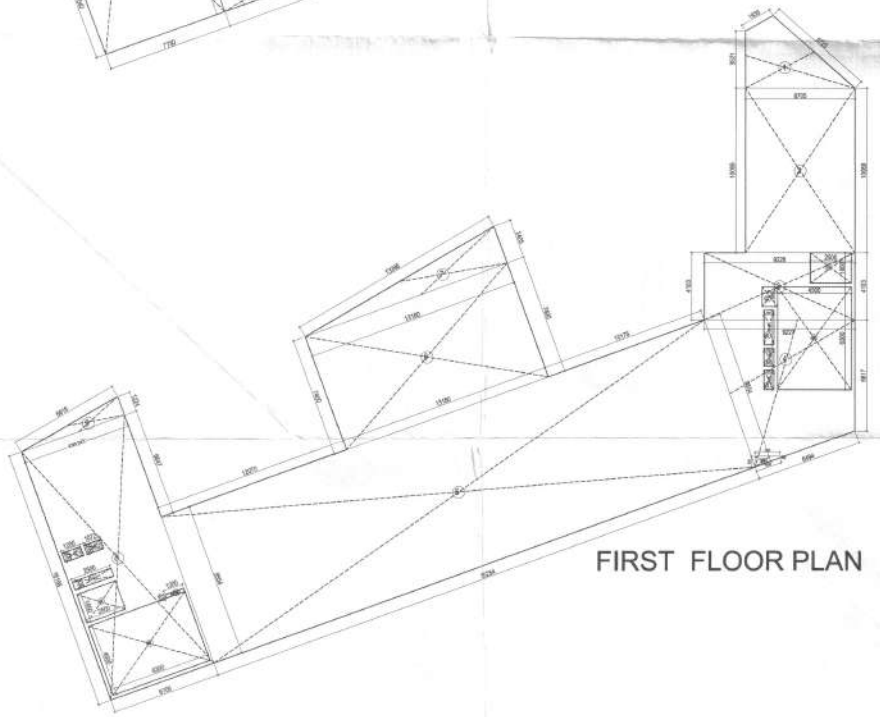
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GROUND FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

AREA DETAIL (COMMERCIAL)						
GROUND FLOOR				NO.		
1	PLINE			1	21.281	
2	7.730	X	10.069	1	77.833	
3	7.730	X	4.756	1	36.764	
3A	2.050	X	0.742	1	0.761	
4	PLINE			1	30.030	
5	37.511	X	7.730	1	289.962	
6	15.23	X	11.472	1	174.719	
7	PLINE			1	21.166	
8	7.73	X	16.198	1	125.211	
9	PLINE			1	5.451	
TOTAL					783.177	SQ.M.
DEDUCTION						
d7	PLINE			1	0.549	
TOTAL					0.549	SQ.M.
NET FLOOR AREA					782.628	SQ.M.
FIRST FLOOR						
1	PLINE			1	17.988	
2	6.705	X	10.069	1	67.513	
3	9.228	X	4.103	1	37.862	
4	PLINE			1	62.979	
5	35.284	X	9.554	1	337.103	
6	13.180	X	7.400	1	97.532	
7	PLINE			1	15.892	
8	6.705	X	16.198	1	108.608	
9	PLINE			1	4.112	
TOTAL					749.589	SQ.M.
DEDUCTION						
d1	2.5	X	1.85	2	9.250	
d2	0.94	X	1.2	1	1.13	
d3	0.6	X	2.16	1	1.30	
d4	0.6	X	1.088	1	0.65	
d5	0.6	X	1.200	1	0.720	
d6	4.5	X	6.300	1	28.350	
d7	PLINE			1	0.549	
d8	4.5	X	6.300	1	28.350	
d9	1.2	X	0.237	1	0.284	
d10	2.5	X	0.530	1	1.325	
d11	1.2	X	0.600	1	0.720	
d12	1.072	X	0.600	1	0.643	
TOTAL					73.268	SQ.M.
NET FLOOR AREA					676.321	SQ.M.

SECOND FLOOR						
1	PLINE			1	14.262	
2	5.728	X	10.069	1	57.675	
3	5.676	X	5.848	1	33.193	
4	PLINE			1	26.488	
5	38.349	X	6.705	1	257.130	
6	6.525	X	6.705	1	43.750	
8	5.680	X	9.494	1	53.926	
9	PLINE			1	2.945	
TOTAL					489.370	SQ.M.
DEDUCTION						
d1	2.5	X	1.85	2	9.250	
d2	0.94	X	1.2	1	1.13	
d3	0.6	X	2.16	1	1.30	
d4	0.6	X	1.088	1	0.65	
d5	0.6	X	1.200	1	0.720	
d6	4.5	X	6.300	1	28.350	
d7	PLINE			1	0.549	
d8	4.5	X	6.300	1	28.350	
d9	1.2	X	0.237	1	0.284	
d10	2.5	X	0.530	1	1.325	
d11	1.2	X	0.600	1	0.720	
d12	1.072	X	0.600	1	0.643	
TOTAL					73.268	SQ.M.
NET FLOOR AREA					416.101	SQ.M.

TOTAL F.A.R.		
GROUND FLOOR	782.628	
FIRST FLOOR	676.321	
SECOND FLOOR	416.101	
TOTAL F.A.R.	1875.050	SQ. M.

TO BE READ WITH THIS OFFICE MEMO NO.: DATED :

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting objections from the general public

DINESH KUMAR PA(HQ)

CLIENT :

M/s SA PROPCON PVT.LTD. IN COLLABORATION WITH SIGNATURE INFRABUILD PVT. LTD.

Signature Global,201 & 2ND FLOOR, Tower-A,SignatureTowers,Gurugram-122001

OWNER SIGNATURE :

PROJECT :

ADDITIONAL AND REVISED BUILDIND PLAN OF AFFORDABLE GROUP HOUSHING COLONY FOR AN AREA MEASURING 5.1125 ACRES (LICENCE NO.-73 OF 2019 DATED 04-07-2019 IN SECTOR-95 GURUGRAM

MANESAR URBAN COMPLEX BEING DEVELOPED BY M/s SA PROPCON PVT.LTD . IN COLLABORATION WITH SIGNATURE INFRABUILD PVT. LTD.

DRAWING TITLE :

COMMERCIAL
GROUND ,FIRST AND SECOND FLOOR AREA DIAGRAM

SCALE : 1:150

COMMERCIAL /02

DATE :

DEALT : CHECKED BY : REVISION NO.

ARCHITECT SIGNATURE : OWNER'S SIGN

Ar. Praveen Kr. Verma
CA/2014/65107

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