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
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To

Aum Shree Hotels & Resorts Pvt. Ltd.
C/o Godrej High View LLP.
Regd. Office Godrej One, 5th Floor, Pirojshagar,
Eastern Express Highway Vikroli (East),
Mumbai-400079.

Memo No. ZP-1017/JD(RD)/2021/2185 Dated:- 29-01-2021

Subject: Approval of revised building plans of Tower-A, B, C, D1, D2, Block-F (EWS), M & N falling in the Group Housing Colony for an area measuring 18.744 acres (Licence No. 01 of 2014 dated 03.01.2014) in Sector -33, Sohna being developed by Aum Shree Hotels & Resorts Pvt. Ltd. in collaboration with Godrej High View LLP.

Reference your application dated 23.06.2020 for permission to re-erect the buildings in the Group Housing Colony for an area measuring 18.744 acres (Licence No. 01 of 2014 dated 03.01.2014) in Sector -33, Sohna in accordance with the plans submitted with it.

It is to inform you that the "Provisional" revised building plans were approved vide this office memo No. 21083 dated 01.12.2020 with a condition that the variations should be published in three Newspapers and displayed at various locations. As per report you have issued the Public Notice on 10.12.2020 in three Newspapers i.e. two English Newspaper namely The Times of India (English), Tribune (English) & one Hindi news paper Dainik Jagran (Hindi). The STP, Gurugram vide his office memo No. 214 dated 18.01.2021 has reported that no complaints/observations from the existing allottees have been received. Further, you have also submitted an *undertaking dated* 14.01.2021 stating that they have not received any objection from any of the existing allottees and the rights of allottees have not been infringed and that no objection on the change in location of the green space has been received from any existing allottees.

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. 21083 dated 01.12.2020 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.
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 submitted by you and as prepared by Structure Engineer and certified by Proof Consultant on prescribed FORM BR-V (A2), 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. 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, 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 Group Housing Colony you shall furnish additional bank guarantee, if required, before approval of service plan estimates.

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 Chief Electrical Inspector before execution of work at site.

10. 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 form has been duly issued in your favour.

11. 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.

12. The basement shall be used for parking and services as prescribed in the approved zoning plan and building plans. The parking lots shall form part of common areas along with

other common uses or as provided, in the declaration to be filed under Apartment Ownership Act, 1983.

13. You shall comply with the conditions laid down in the Memo No. 120325 dated 06.08.2020 of Superintending Engineer (HQ), HSVP, Panchkula (Copy enclosed).

14. You shall comply with the conditions laid down in the Memo No. 205 dated 19.10.2020 of Director General, Urban Local Bodies-cum-Fire Services, Haryana, Panchkula (Copy enclosed).

15. GENERAL: -

(i) That the colonizer/owner 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 Forests, Government of India before starting the construction/execution of development works at site.

(ii) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.

(iii) That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.

(iv) That the coloniser/owner 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.

(v) That the coloniser/owner 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.

(vi) That you shall deposit the labour cess in future, time to time as per construction of work done at site.

(vii) That if any, site for Electric Sub Station is required, same will be provided by you in the colony.

(viii) 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.

(ix) 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.

(x) The responsibility of laying and maintaining (including quality and design etc.) of internal public health services shall be entirely of the owner/supervising architect/engineer of the scheme.

(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 submit electric service plan estimate for approval to concerned power utility under intimation to this office within 30 days from the issuance of this letter & get the electrical service plan estimates/power load requirement approved from the concerned power utility.

16. Environment: That you shall strictly comply with the directions of MOEF Guidelines, 2010 while raising construction. 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.in at 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 Rs. 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.

17. That you shall convey the ultimate power load requirement to the HVPN Department within a month from the issuance of this letter.

18. That you shall abide by the policies issued by the Department regarding allotment of EWS flats time to time.

19. That you shall submit the soft copy of the approved building plans of this scheme within one week to this office from the issuance of this letter.

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

(P.P. Singh)
Senior Town Planner, (HQ),
Member Secretary,
For: Chief Town Planner, IT & M -cum-Chairman,
Building Plan Approval Committee.

Endst. No. ZP-1017/JD(RD)/2021/_____ 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 shall be monitored and strict compliance to be ensured.
2. Administrator, HSVP, Panchkula.
3. Senior Town Planner, Gurugram.
4. Superintending Engineer (HQ) HSVP, Panchkula.
5. District Town Planner, Gurugram.
6. Nodal Officer, Website Updation.
7. Director General, Urban Local Bodies-cum-Fire Services, Haryana, Panchkula.

Encl: as above

(P.P. Singh)
Senior Town Planner, (HQ),
Member Secretary,
For: Chief Town Planner, IT & M -cum-Chairman,
Building Plan Approval Committee.