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 Yojana Bhavan, Plot No. 3, Block-A,
Sector-18-A, Madhya Marg, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com
Website www.tcpharyana.gov.in

To

Advance India Projects Ltd.,
AIPL, Business Club, Golf Course,
Extension Road, Sector-62, Gurugram.

Memo No.ZP-932-IV/PA(DK)/2025/ 26208 Dated:- 10-07-2025

Subject: **Approval of revised building plans of Cyber Park Colony over an area measuring 6.1375 acres (Licence No. 112 of 2012 dated 27.10.2012), Sector-66, Gurugram being developed by Advance India Projects Ltd.**

Reference your application dated 30.06.2025 (submitted in the office of STP, Gurugram for permission to erect the buildings in Cyber Park Colony over an area measuring 6.1375 acres (Licence No. 112 of 2012 dated 27.10.2012), Sector-66, Gurugram in accordance with the plans submitted with it after receipt of ₹ 10,43,177/- 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.

It is to inform you that the "Provisional" revised building plans were approved vide this office memo No. 19885 dated 27.05.2025 for propose of inviting the objections/suggestions and submit written consent of 2/3rd allottees of the colony as per Phasing policy dated 24.04.2023. As per report of STP, Gurugram vide office memo No. 3424 dated 02.07.2025 you have issued the Public Notice on 28.05.2025 published in 3 leading News Papers namely "Nav Bharat Times" (Hindi), 'The Tribune" (English) & "The Times of India" (English). Further, you have submitted an undertaking dated 30.06.2025 stating that no objection received on the revision of the said building plans and the rights of the allottees have not been infringed. In addition, you have submitted the consent of 354 nos of allottees out of 527 nos. of allottees of the colony that they have no objections on the revised building plans.

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. 19885 dated 27.05.2025 as "Final" building plans and 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.

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 within 60 days from the date of issue of this letter.
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 basements shall be used for parking, services or as prescribed in the approved zoning plan and building plans. Not more than 85% of the parking space within the complex shall be allotted and this allotment shall be made only to the person to whom spaces have been allotted. No parking space shall be allotted, leased out, sold out or transfer in any manner to third party.

12. That you shall comply with the conditions laid down in the Memo No. 80347 dated 13.03.2025 of Chief Engineer, HSVP, Panchkula (Copy enclosed).

13. That you shall comply with the conditions laid down in the Memo No. 2202 dated 19.03.2025 of Joint Director, Directorate of Fire and Emergency Services, Haryana, Panchkula (Copy enclosed).

14. That you shall abide by the provisions of Haryana Apartment Ownership Act, 1983 and Rules framed thereunder. You shall have to register Deed of Declaration within the time scheduled as prescribed under the Haryana Apartment Ownership Act, 1983. Failure to do so shall invite legal proceedings under the statute.

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 Forest, 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 colonizer/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 submit the scanned copy of the approved building plans of this scheme to this office from the issuance of this letter.

(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) 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.

(x) That the Service Plans/Estimates for electrical infrastructure shall be submitted to the concerned authority and submit the approval of the same to the Department before applying the completion certificate of the colony under Rule-16 of the Haryana Development and Regulation of Urban Areas Rules, 1976.

(xi) 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.

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

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.in at URL: https://tcpharyana.gov.in/Policy/Misc-392%20OA%20No.%2021%20of%\202014%20Vardhaman%20Kaushik%20Vs.%20UOI_ors.pdfin 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.

(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 abovesaid 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. On the basis of IGBC Platinum Rating Certificate duly submitted by the colonizer, and as per provision of Code 6.5 of Haryana Building Code, 2017, the additional FAR of 15% 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

(Hitesh Sharma)
Senior Town Planner(HQ),
Member Secretary
For: Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee,
Town & Country Planning Department,
Haryana, Chandigarh.

Memo No. ZP-932-IV/PA(DK)/2025/_____ 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, HUDA, Gurugram.
3. Senior Town Planner, Gurugram.
4. Chief Engineer, HSVP, Panchkula.
5. District Town Planner(P), Gurugram.
6. Joint Director, Directorate Fire and Emergency Services, Haryana, Panchkula.
7. Sh. M.M. Quadri, Structure Engineer, G-70, 2nd Floor, Jaswant Nagar Main, Sarita Vihar Road, Sahin Bagh, New Delhi - 110025.
8. Sh. T. D. Aneja, Proof Consultant, #460, Tower-9 HEWO, Sector-56, Gurugram.
9. Nodal Officer, Website Updation.

(Hitesh Sharma)
Senior Town Planner(HQ),
Member Secretary
For: Chief Town Planner, Haryana-cum-Chairman,
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