From

The Director,
Town and Country Planning,
Haryana, Chandigarh.

To

M/s Prabhu Shanti Real Estate Pvt. Ltd.
1214, Sector-6,
Bahadurgarh-124507,
Jhajjar.

Memo No: ZP-263-PA (D)-2009/ 5903 Dated:- 24-6-09

Subject: - Approval of Building plan of the group housing scheme measuring 8.976 acre (licence no. 179 of 2007 dated 25.04.2007) in sector-3-A, Bahadurgarh being developed by M/s Prabhu Shanti Real Estate Pvt. Ltd.

Reference: Your application dated 30.04.2009 on the subject noted above.

In reference to your application given under reference the above said building plans were placed in the BPAC held on 29.05.2009 under the chairmanship of Chief Town planner Haryana. The buildings plans were discussed in the meeting in reference of the observations of STP Faridabad and this office, which are as under:-

1. Set back lines as per approved zoning plan has not shown on the layout plan.
2. Ramp proposed at the end to the T-2, where as this ramp not shown on the floor plans.
3. Outer dimensions of all block has not shown in layout plan.
4. No expansion joint has been proposed in T-2, T-3,4, 5 and 6 as these blocks are approximately 90 mtrs in length.
5. 6 mtrs wide motorable space not provided for fire tenders around the building blocks.
7. In T-3 dinning hall is under lit.
8. Block diagram of T-5 does not tally with the floor plans.
9. Area detail not correct.
10. Basement line not given in site plan.
11. Dimensions not correct and Block dimension not given in site plan.
12. Block Level not given in the site plan.
13. Stilt height not as per zoning in all blocks.
14. Basement plan not proper and use not indicate in the plan.
15. Cupboard area not calculate in covered area in all block.
16. Proposed school area not as per rule.
17. Green area calculation not given properly.
18. Achieved density not as per rule.
19. Population calculation is wrong.

-- 2

20. Parking for convenient shops not provided.
21. Parking for Tower-5 near entrance is not proper.
22. Electric sub-station not proposed.

Community Center:-

1. Width of stair case not as per rules it should be 1.8 mtrs in width.
2. For Swimming pool provision of filtration room not made.

Shops:-

1. Double story shops not allowed, Size of some shops not as per the approved zoning plan.

EWS:-

1. Ares of one unit given.
2. Balcony two side spotted has not taken towards covered area.
3. Dimensions of stair case not given.

Stilt floor parking plan/basement:-

1. Proper circulation through roads and nos for cars not given.
2. Scale of basement floor plan not as per rules.
3. Parking not shown properly in basement plan.
4. Width of ramp and slop not given on the plans.

Your building plans are hereby returned under Rule 43 of Punjab Schedule Roads and Controlled Area Restriction of Unregulated Development Rules, 1965 with the request to attend the above said observations in the plans and submit three sets of the modified building plans to this office.

DA/As above

District Town Planner (HQ),
For: Director, Town & Country Planning,
Haryana, Chandigarh

Endst No: ZP-263-PA (D)-2009/ Dated:

A copy is forwarded to the following for information:-

1. Senior Town Planner, ~~Faridabad~~ Rohtak in reference to his memo No. 2305 dated 28.05.2009 with the request to send the site report as discussed in the above said BPAC meeting.
2. Superintendent Engineer (HQ) HUDA Panchkula in reference to his memo no.105 dated 26.05.2009.

District Town Planner (HQ),
For: Director, Town & Country Planning,
Haryana, Chandigarh

BR-III
(See Rule 44)

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
Sector-18, Chandigarh
Tele-Fax: 0172-2548475; Tel.:0172-2549851, E-mail: tcphry@gmail.com
Website: www.tcpharyana.gov.in

Memo No: -ZP-263-JD (NK)-2011/ 9753 Dated: 19/7/11

To

M/s Prabhu Shanti Real Estate Pvt. Ltd.
1214, Sector-6, Bahadurgarh-124507,
Jhajjar.

Subject: - **Approval of the Building Plan of the Group Housing Scheme measuring 8.976 acres (Licence no. 179 of 2007 dated 25.4.2007) in Sector-3 A, Bahadurgarh being developed by M/s Prabhu Shanti Real Estate Pvt. Ltd.**

Reference your application dated 12.11.2010 for permission to erect buildings in Group Housing Scheme area measuring 8.976 acres in Sector -3 A, Bahadurgarh in accordance with the plans submitted with it.

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, the rules 1965 framed thereunder and the zoning plan framed there under along with special reference to the following 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 licences 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) All material to be used for erection of building shall conform to I.S.I. and N.B.C. standards.

(b) No walls/ceiling shall be constructed of easily inflammable material and stair cases shall be built of the fire resisting material as per standard specification.

(c) 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:

The colonizer firm 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 and NBC code/IS code.

Further, the colonizer firm shall also prepare and submit the plans in triplicate to M.C., Bahadurgarh, clearly marked and indicating the complete fire protection arrangements and means of escape/ access for the proposed building with suitable legend and standard signs.

On receipt of the above request the M.C., Bahadurgarh after satisfying himself that the entire fire protection measures proposed for the above buildings are as per NBC and other Fire Safety Bye Laws, forward the same to the Director, Urban Local Bodies Department, Haryana who would issue a NOC from Fire Safety and means of escape/access point of view. This clearance/NOC from Fire Authority shall be submitted in this office along with a set of plans duly signed by the M.C., Bahadurgarh within a period of 90 days from the date of issuance of sanction of building plans. Further, it is also made clear that no permission for occupancy of the building shall be issued by the DG,TCP unless he is satisfied that adequate fire fighting measures have been installed by you and suitable external fire fighting infrastructure has been created at Bahadurgarh. A clearance to this effect shall be obtained from the M.C., Bahadurgarh before grant of occupation certificate by the DG,TCP.

4. The provision of letter boxes for each dwelling unit shall be made at the ground floor of each building.
5. No addition and alteration in the building plans/ layout plan shall be made without the prior approval of DG,TCP. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DG,TCP shall be pre-requisite.
6. 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.
7. Based on the actual estimated cost of internal development of the group housing colony you shall furnish additional bank guarantee if required within 60 days of approval of the service plans.
8. The revenue rasta if any passing through the site shall be kept unobstructed.
9. 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.
10. The layout showing the electric installation shall have to be got approved from the Electrical Inspector, Haryana before execution of work at site.
11. No person shall occupy or allow any other person to occupy any new building or part of the same for any purpose what so ever until such building or part thereof has been certified by the DG,TCP 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.
12. Before grant of occupation certificate, you shall have to submit a notice of completion of the building in form BR-IV alongwith BR-V regarding completion of works described in the plans and it shall be accompanied by:
    (i) DFC Certificate issued by District Town Planner, Bahadurgarh.
    (ii) A clearance from Fire Safety point of view from the Director, Urban Local Bodies, Haryana, Chandigarh.

13. 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 owner /resident of the group housing complex. The parking lots shall form part of common areas along with other common uses, in the declaration to be filed under Apartment Ownership Act, 1983.

14. WATER SUPPLY

(i) The down take system shall be provided by providing clear water storage tank of not less than half day storage of water for domestic usage on the top of the building block. The capacity of the tank as shown on the plans and down take system/ thereof is as under: -

Sr. No.	Name of Building Block	Capacity of tank for domestic use in Ltrs.	Up pipe	Down pipe
1.	Tower-I	1x22,500	65 mm	50/40/32/25/20 mm
2.	Tower-II, VI & VII	3x38,000	65 mm	50/40/32/25/20 mm
3.	Tower-III	1x31,000	65 mm	50/40/32/25/20 mm
4.	Tower-IV	1x26,100	65 mm	50/40/32/25/20 mm
5.	Tower-V	1x10,500	40 mm	50/40/32/25/20 mm
6.	EWS	1x12,000	40 mm	50/40/32/25/20 mm
7.	Community Centre	1x5,000	32 mm	25/20 mm
8.	UGT (Dom)	1,40,000		

(ii) Inlet pipes from down take to toilet shall be 25/20/15 mm dia shown on the plans and connection to each individual fixture shall be 15 mm dia.

(iii) The Adequate booster pumps to boost the water in the water tanks with 100% stand by arrangement shall be provided. It is made clear that you shall be sole responsible for boosting arrangement all the time.

(iv) The alternative arrangement of power supply, such as Generator Set etc. of suitable capacity shall be provided by you during failure of electricity.

15. SEWERAGE:

(i) All external sewerage lines should be less than 200 mm dia pipes.

(ii) All soil pipe connection W.C. to soil stack/ manhole shall be 100 mm dia as shown on the plans.

(iii) Waste water stack shall be 100mm/75mm dia as shown on the plans and soil stack shall be 100 mm dia.

(iv) All F.T. shall be 75 mm dia.

(v) All W.C. shall be provided with high/low levels flushing cistern. The capacity of flushing cistern shall be 8 liters.

(vi) All pipes from waste water stack to I.C. and I.C. to Manhole shall be 100 mm dia as shown on the plans.

(vii) Suitable approach/ventilation arrangement shall be provided by providing inspection window/ duct etc. for repairing of piping system.

16. STORM WATER DRAINAGE:

(i) You have provided single level basement for parking/services only. For draining out of the wash water/rain water accumulated in the basement shall be collected through covered channel of 300 mm wide to the sumps at different places and from where the pumping has been proposed by you by providing pumps of 350 LPM capacity at 7.00 mtrs. head.

Thus, it is made clear that you shall be sole responsible for pumping out of rain water/wash water etc. all the time and 100% stand bye pumps alternate power supply arrangement shall also be provided in case of failure of electricity and breakdown.

(ii) All external storm water drainage shall be provided suitable so as to disposal of rain water in to external system of the Town.

(iii) All rain water stack pipes shall be 100/150 mm dia pipes as shown on the plans.

(iv) It is made clear that roof top rain harvesting system shall be provided and shall be kept operational all the time.

17. Fire Fighting: -

It is made clear that the appropriate provision for fire fighting arrangement as required in National Building Code/ISI should be provided and fire fighting safety certificate shall be obtained before undertaking any construction. You shall be sole responsible for fire fighting arrangement.

18. GENERAL: -

(i) Alternative source of electricity shall be provided for functioning of water supply, sewerage and storm water drainage scheme by providing Generator Set of required capacity.

(ii) All pipes, fixtures, fitting, pumps, Generator set and filtration plant etc. shall be conforming to relevant IS specification and ISI marked.

(iii) The replacement water shall be disposed off by the coloniser by using the same for watering of landscaped area in their colony or the same may be disposed off into the rain water harvesting system.

(iv) 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 work at site.

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

(vi) That the provision of solar water heating system shall be made as per norms specified by HAREDA and shall be made operational in each building block before applying for an occupation certificate.

(vii) That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.

(viii) 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.

(ix) You shall deposit the balance amount of Labour Cess at the rate of 20% per annum as per rates prescribed in the Government instructions dated 25.2.2010, with the Department.

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

DA/One set of Building Plans

(R.P. Singh)
District Town Planner, (HQ),
Member Secretary,
For: Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee

Endst. No: -ZP-263-JD (NK)-2011/ Dated:

A copy is forwarded to the following for information: -

1- Director, Urban Local Bodies, Haryana, Chandigarh.
2- The Director, Renewable Energy Department, Haryana & HAREDA, SCO-48, Sector-26, Chandigarh.
3- Senior Town Planner, Rohtak w.r.t. his office memo no. 5030 dated 29.10.2009 alongwith set of building plans.
4- Joint Director Environment Haryana-cum Secretary, SEAC, SCO No. 1-3, Sector-17-D Chandigarh
5- Labour Commissioner-cum-Chief Inspector of Factories, Haryana, Chandigarh
6- S.E (HQ) HUDA, Panchkula w.r.t. their office memo no. 105 dated 26.5.2009.
7- District Town Planner, Sonipat.

Encl: as above

(P.P. Singh)
District Town Planner, (HQ),
Member Secretary,
For: Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
SCO-71-75, SECTOR-17-C, CHANDIGARH.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851, E-mail: tcphry@gmail.com
Website www.tcpharyana.gov.in

Memo No. ZP-263/AD (RA)/2016/ 12949 Dated 19/12/2016

To

Prabhu Shanti Real Estate Pvt. Ltd,
BU-1, SFS flats, Pitampura,
New Delhi-88.

Subject:- Approval of revised building plans of Towers-6, 7 and EWS Block falling in Group Housing Colony measuring 8.976 acres (Licence No. 179 of 2007 dated 25.04.2007) in Sector-3-A, Bahadurgarh being developed by Prabhu Shanti Real Estate Pvt. Ltd..

Ref: Your letter dated 16.12.2015 on the subject cited above.

With reference to the revision proposed in the building plans and the detailed statement of proposed revision along with justification thereof has been considered by this office and in-principle approval for the said revision in building plan for the purpose of inviting objections is hereby granted subject to the following conditions:-

1. a. You shall invite objections from the existing allottees regarding the said amendment in the building plans through an advertisement to be issued in at least three of the following daily newspapers Times of India, Hindustan times, Indian Express, The Tribune, (English) Dainik Jagran, Dainik Bhaskar and Hindustan (Hindi) having wide circulation, within a period of 10 days from the issuance of approval.

   b. Each existing allottee shall also be informed about the proposed revision through registered post with a copy endorsed to Senior Town Planner, Rohtak during the period of + 2 days from the issues of advertisement as per (a) above clearly indicating the last date for submission of objection. A certified list of all existing allottees shall also be submitted to Senior Town Planner, Rohtak.

   c. Certificate from concerned Senior Town Planner about hosting the revised building plan showing changes in the earlier approved plan on the website of the licencee.

   d. The list of all such revised building plan mentioning the name of the Licencee, Licence Number, Sector Number/Town, Date of earlier approval and date of in-principle approval on the website of the Department. After expiry of thirty days period the name of that licencee will be removed from this list and additional case if any should be added.

   e. A copy of the earlier approved building plans and the revised building plans being approved in principle shall be hosted on your company's website and site office for information of all such existing allottees.

   f. To display the revised building plans showing changes from the approved building plan at your site office.

Scanned by CamScanner

g. The allottees may be granted 30 days time to file their objections in the office of Senior Town Planner, Rohtak. During this 30 days period the original building plans as well as the amended building plans shall be available in the office of the colonizer as well as in the office of Senior Town Planner, Rohtak for reference of the general public.

h. The objections received, if any, shall be examined by the office of Senior Town Planner, Rohtak and report shall be forwarded to DG,TCP, Haryana. After giving an opportunity to the colonizer to explain its position in the matter, the DG,TCP, Haryana, within a period of 90 days from the issuance of the advertisement, may decide to make amendments in the building plans, which shall be binding upon you.

i. You shall submit a report clearly indicating the objection if any, received by you from the allottees and action taken thereof alongwith undertaking to the effect that the rights of the allottees have not been infringed, and that no objection on the changes in location of the green space has been received from any existing allottee.

j. You shall not give the advertisement for booking/sale of flats and shall not book any flat till the date up to which objection can be filed by existing allottees or till the decision on objections received, If any, by the office of Senior Town Planner, Rohtak.

A copy of the revised building plan approved in principle public notice for the purpose of inviting objections along with a draft of letter to be issued to each existing allottee for inviting objections are enclosed for further necessary action at the earliest under intimation to this office.

DA/As above

(Ravi Sihag)
District Town Planner, (HQ)
Member Secretary,
For: Chief Town Planner, Haryana-cum- Chairman,
Building Plan Approval Committee

Endst. No. ZP-263/AD (RA)/2016/_____Dated _____

A copy is forwarded to the Senior Town Planner, Rohtak along with a copy of the "Provisional" revised building plan. At the end of thirty days period from the issue of advertisement seeking objection you are requested to ascertain that all existing allottees have been served the information about revision in building plans and certified about hosting the revised building plan showing changes in the earlier approved plan on the website of the licensee. The revised building plan shall be made available for general viewing in your office during the said observation period. Any objections received within 30 days of publication of notice may be forwarded to this office along with your comments on the same to enable final decision on the matter.

DA/As above

(Ravi Sihag)
District Town Planner, (HQ)
Member Secretary,
For: Chief Town Planner, Haryana-cum- Chairman,
Building Plan Approval Committee

Scanned by CamScanner

Endst. No. ZP-263/AD (RA)/2016/_____Dated _____

A copy is forwarded to Sh. P. P. Singh, DTP (HQ) along with copy of the scanned approved "Provisional" building plans in CD format with a request to host the same on website of the Department mentioning the name of the licensee, licence number, sector number/Town, Date of earlier approval and date of in-principle approval on the website of the Department. After expiry of the thirty days period the name of that licensee will be removed from this list and additional case if any should be added.

DA/As above

(Ravi Sihag)
District Town Planner, (HQ)
Member Secretary,
For: Chief Town Planner, Haryana-cum- Chairman,
Building Plan Approval Committee

Scanned by CamScanner