

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, SCO-71-75, Sector-17-C, Chandigarh.  
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,  
E-mail: tcpharyana4@gmail.com  
Website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in)

To

Sh. Keshav Dutt & others,  
C/o Calder Developers Pvt. Ltd.,  
4<sup>th</sup> Floor, Vatika Triangle, Block-A, Sushant Lok-I,  
Mehrauli-Gurugram Road,  
Gurugram-122002.

Memo No. ZP-1095/SD(BS)/2017/ 10437 Dated:- 18-05-2017

**Subject:** Approval of building plans of Commercial Colony on the area measuring 12.13125 acres (Licence No. 5 of 2015 dated 06.08.2015) in Sector-16, Gurugram being developed by Sh. Keshav Dutt & others in collaboration with Calder Developers Pvt. Ltd.

Reference your application received dated 10.08.2015 and subsequent letter dated 11.01.2017 for permission to erect the buildings in Commercial Colony on the area measuring 12.13125 acres (Licence No. 5 of 2015 dated 06.08.2015) in Sector-16, Gurugram in accordance with the plans submitted with it.

Permission is hereby granted for the aforesaid construction subject to the provisions of the respective Acts and Haryana Building Code-2016 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.
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) DPC certificate issued by DTP.
  - (ii) Structural stability certificate duly signed by the recognized Architect & Structural Engineer.
  - (iii) A clearance from Fire Safety point of view from the competent authority.
11. The basement shall be used for parking and services as prescribed in the approved zoning plan and building plans. Not more than 25% of the parking space within the shopping/commercial complex shall be allotted and this allotment shall be made only to the persons to whom shops/commercial space have been allotted. No parking space shall be allotted, leased out, sold or transferred in any manner to any third party. 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.

12. You shall comply with the conditions laid down in the Memo No. 6827 dated 17.03.2016 of Superintending Engineer (HQ), HUDA, Panchkula (copy enclosed).
13. GENERAL: -
- (i) That the coloniser/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 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 strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
  - (v) That coloniser/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
  - (vi) 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.
  - (vii) That you shall submit the scanned copy of the approved building plans of this scheme to this office from the issuance of this letter.
  - (viii) That you shall deposit the labour cess in future, time to time as per construction of work done at site.
  - (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.
14. That you shall strictly comply with the directions of MOEF Guidelines, 2010 while raising construction and comply with the instructions of Director, Town

& Country Planning, Haryana, Chandigarh issued vide order dated 14.05.2015 and is also available on the Departmental Website www.tcp.haryana.gov.in.

15. 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.
16. That you shall comply as per the condition no. 2(bb) of the licence that the 25% of the saleable area being considered for grant of licence shall be frozen and no third party right will be allowed to be created for this frozen area. the frozen area will be released in five equal installments of 5% each after payment of proportionate EDC, in terms of the undertaking submitted by the applicant on 01.10.2014. The detail of proposed freezed area calculation is as under:-

Permissible FAR = 85913.360 Sqm. (1.75%)

Required Freezed area = 21478.34 Sqm. (25%)

Proposed Freezed area = 21684.348 Sqm. (25.23%) (Block-3 & 5)

17. That you shall comply with Code 8.3 of the Haryana Building Code, 2017 regarding compliance of ECBC norms at the time of grant of occupation certificate also.

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

DA/One set of Building Plans

(Devendra Nimbokar)  
Member Secretary,  
Senior Town Planner (M)HQ,  
For Chief Town Planner, Haryana-cum-Chairman,  
Building Plan Approval Committee.

Memo No. ZP-1095/SD(BS)/2017/\_\_\_\_\_

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. Superintending Engineer (HQ) HUDA, Panchkula.
5. District Town Planner, Gurugram, along with one set of Building Plans.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer, Website Updation.

Encl: as above

(Devendra Nimbokar)  
Member Secretary,  
Senior Town Planner (M)HQ,  
For Chief Town Planner, Haryana-cum-Chairman,  
Building Plan Approval Committee.