

FORM BR-III  
(See Code 14(III))  
Form of Sanction

DIRECTORATE OF TOWN AND COUNTRY PLANNING, HARYANA  
SCO No. 71-75, Sector-17C, Chandigarh.  
Tele -Fax: -0172-2548475: 0172-2549851, E-mail:tcphry@gmail.com  
Web Site www.tcpharyana.gov.in

Memo No. ZP-1109/SD(DK) /2016/ 27984. Dated:- 27-12-2016

To

Sunrays Infrastructure Pvt. Ltd.,  
House No. 769, Sector-29,  
Faridabad.

Subject: - Approval of building plans of Commercial Colony measuring 2.725 acres (Licence No. 14 of 2015 dated 03.12.2015) in Sector-79, Faridabad being developed by Sunrays Infrastructure Pvt. Ltd.

Reference your application dated 29.08.2016 and subsequence letter dated 02.12.2016 for permission to re-erect the buildings in Commercial Colony measuring 2.725 acres (Licence No. 14 of 2015 dated 03.12.2015) in Sector-79, Faridabad, 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, its Rules and the zoning plan framed thereunder alongwith 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 licence granted for this scheme.
2. The structural responsibility of the construction shall be entirely of the owner/supervising Architect/Structure Engineer of the scheme.

Further that: -

- a) The building shall be constructed as per the structure design submitted by you and as certified by your structure engineer that the same has been designed as per the provisions of NBC and relevant IS code for all seismic load, all dead and live loads wind pressure and structural safely 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 firm and owner/supervising Architect/Structure Engineer 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 Service, 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 group housing 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 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.
  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 or part of the same for any purpose what so ever until such building or part thereof has been certified by the Director General 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-23 of the Haryana Building Code, 2016 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, Faridabad.
    - (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.
  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. You shall comply with the conditions laid down in the Memo No. 79957 dated 28.09.2016 of Superintending Engineer (HQ), HUDA, Panchkula (copy enclosed).
  14. GENERAL: -
    - (i) That you shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.09.2006 issued by Ministry of Environment and Forest,

Government of India before starting the construction/execution of development works at site.

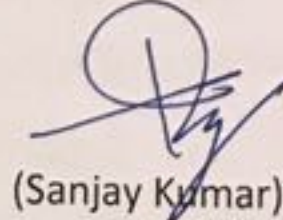
- (ii) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
  - (iii) That you shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.
  - (iv) That you 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.
  - (v) 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.
  - (vi) That you shall use only Light-Emitting Diode (LED) Lamps fitting for internal lighting as well as Campus lighting.
  - (vii) That if any, site for Electric Sub Station is required same will be provided by you in the group housing 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 deposit the labour cess in future, time to time as per construction of work done at site.
  - (x) 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 constructions 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.
  - (xi) That you shall not construct the building beyond 30 mtrs. without getting the valid NOC of AAI.
  - (xii) That you shall submit the scanned copy of the approved building plans of this scheme to this office from the issuance of this letter.
15. That you shall strictly comply with the directions of MOEF Guidelines, 2010 while raising construction and comply with the instructions of Director General, Town and Country Planning, Haryana, Chandigarh issued vide orders dated 14.5.2015 and is also available on the departmental website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in).
16. The project area to the extent of 15% is to be mortgaged with the Department shown on red hatch on the site plan from point 'A' to 'D'. You shall be allowed to achieve FAR applicable on non-mortgaged land only as per approved building plans and neither the construction of any type shall be raised nor third party rights shall be created over the mortgaged land. The FAR on the mortgaged land shall be allowed only after it is de-mortgaged. You shall submit an undertaking and land schedule duly verified by the

revenue authorities that the mortgaged land is free from all encumbrances. You shall be bound to make the payment of EDC/IDC as per the fresh schedule prepared by Accounts Section under policy dated 12.04.2016.

17. That if affidavit submitted alongwith letter dated 31.05.2016 is found wrong at any stage, then the requisite action shall be taken before completion and approved building plans shall be treated as null and void.

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

DA/As above



(Sanjay Kumar)  
District Town Planner (HQ),  
Member Secretary,

For: Chief Town Planner, Haryana-cum- Chairman,  
Building Plan Approval Committee.

Memo No. ZP-1109/SD(DK)/2016/\_\_\_\_\_ Dated:-\_\_\_\_\_

A copy is forwarded to the following for information: -

1. Haryana State Pollution Control Board, Panchkula with request that compliance of instructions issued by NGT shall be monitored and strict compliance to be ensured.
2. Senior Town Planner, Faridabad alongwith one set of building plans.
3. Superintending Engineer (HQ), HUDA, Panchkula.
4. District Town Planner (P), Faridabad.
5. District Town Planner (E), Faridabad.

(Sanjay Kumar)

District Town Planner (HQ),  
Member Secretary,

For: Chief Town Planner, Haryana-cum- Chairman,  
Building Plan Approval Committee.

Endst. No: - ZP-1109/SD (DK)/2016/\_\_\_\_\_ Dated \_\_\_\_\_

A copy is forwarded to Nodal Officer, Website Updation along with approved building plans in CD format with a request to host the same on website of the Department.

(Sanjay Kumar)

District Town Planner (HQ),  
Member Secretary,

For: Chief Town Planner, Haryana-cum- Chairman,  
Building Plan Approval Committee

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SYMBOL	DESCRIPTION
	200 FLUSHING SUPPLY LINE
	200 COLD WATER SUPPLY LINE
	STP
	L.R. PIPE
	MANHOLE 900x900MM
	GARDEN HYDRANT
	DRAINAGE LINE
	RAIN WATER HARVESTING PIT
	DRAINAGE MANHOLE 800x800

Checked and signed by the Project Architect  
 (Sealed) Section only subject to compliance as is binding with the 2017-2021  
 L.D. Engineering Project No. 111111  
 11/11/17

114000

114000

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28500

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36880

40230

21790

**JOB TITLE**  
 BUILDING PLAN OF COMMERCIAL COLONY ON THE LAND MEASURING 2.725 ACRES IN SECTOR 79 FARIDABAD HARYANA M/s SUNRAYS INFRASTRUCTURE PVT. LTD.

**Architects**  
 AAKRITI CONSTRUCTION CONSULTANT Architects, Engineers & Int. Designers SCF 218, First Floor, HUDA Market, Sector-9 Faridabad -121004 PH. NO. - 0-9212209774, 0-9999104030

**SHEET TITLE** north

**SERVICES SITE PLAN**

dealt by drg.no

scale 1:400

date Aug-2016 01 A

SACTIONED  
 To be read in conjunction with memo no. 27924 Dtd 27/2/2016

Owners Sign.

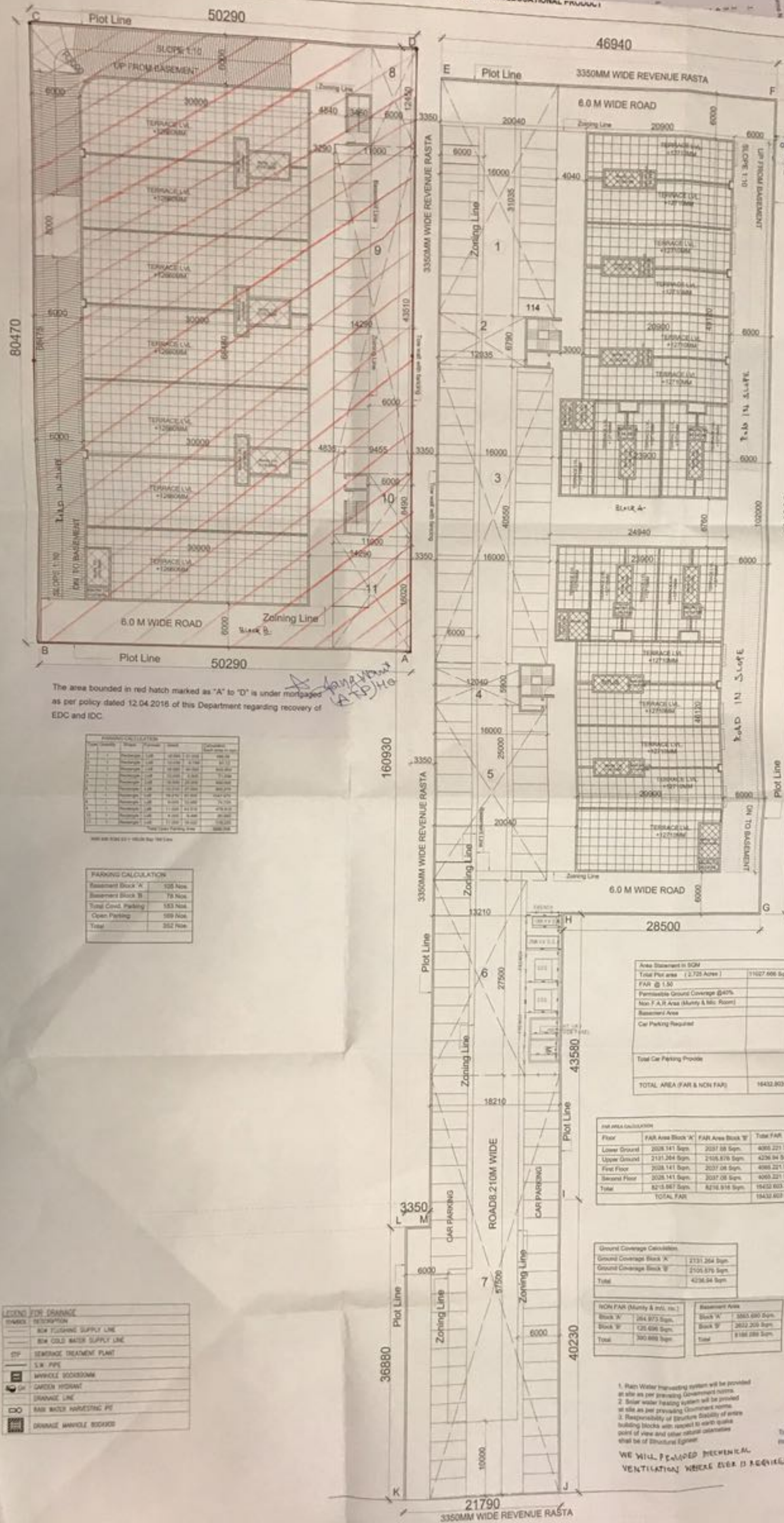
Architects Sign.

AAKRITI CONSTRUCTION CONSULTANT  
 Plot No. - 218, SCF Market, Sector-9 Faridabad (Haryana)

60.0 M WIDE SECTOR ROAD

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The area bounded in red hatch marked as "A" to "D" is under mortgaged as per policy dated 12.04.2016 of this Department regarding recovery of EDC and IDC.

Particulars	Area	Volume
Basement Block A	102 Nos.	
Basement Block B	78 Nos.	
Total Coverd. Parking	180 Nos.	
Open Parking	189 Nos.	
Total	369 Nos.	

Particulars	Area
Basement Block A	102 Nos.
Basement Block B	78 Nos.
Total Coverd. Parking	180 Nos.
Open Parking	189 Nos.
Total	369 Nos.

Area Statement in SQM	Permissible Area	Proposed Area	%
Total Plot Area (2.725 Acres)	11027.608 Sqm		
FAR @ 1.50	16541.408 Sqm	16432.803 Sqm	1.49
Permissible Ground Coverage @40%	4411.068 Sqm	4236.94 Sqm	96.47
Max F.A.R. Area (Munhy & Mtr. Room)		300,000 Sqm	
Basement Area		6168.288 Sqm	
Car Parking Required	1 EDCS Per 50 Sqm. Of Covered Area Parking As Per App. Zoning 16432.80300 + 308.88 SAY = 326 CARS		
Total Car Parking Provide		Open = 189 Cars Coverd. = 180 Cars Total = 369 Cars	362 Cars
TOTAL AREA (FAR & NON FAR)		16432.803+308.88=16741.688	23409.361 Sqm

Floor	FAR Area Block 'A'	FAR Area Block 'B'	Total FAR
Lower Ground	2028.141 Sqm	2027.08 Sqm	4055.221 Sqm
Upper Ground	2131.264 Sqm	2105.878 Sqm	4237.142 Sqm
First Floor	2028.141 Sqm	2027.08 Sqm	4055.221 Sqm
Basement Floor	2028.141 Sqm	2027.08 Sqm	4055.221 Sqm
Total	8215.687 Sqm	8218.118 Sqm	16433.805 Sqm
TOTAL FAR			16432.803 Sqm

Ground Coverage Calculation	Area
Ground Coverage Block 'A'	2131.264 Sqm
Ground Coverage Block 'B'	2105.878 Sqm
Total	4237.142 Sqm

NON FAR (Munhy & Mtr. Room)	Basement Area
Block 'A'	2028.141 Sqm
Block 'B'	2027.08 Sqm
Total	4055.221 Sqm

**JOB TITLE**  
BUILDING PLAN OF COMMERCIAL COLONY ON THE LAND MEASURING 2.725 ACRES IN SECTOR 79 FARIDABAD HARYANA  
M/s SURYAS INFRASTRUCTURE PVT. LTD.

**Architects**  
AAKRUTI CONSTRUCTION CONSULTANT  
Architects, Engineers & Int. Designers  
SCF 218, First Floor, HUDA Market, Sector-9  
Faridabad - 121004  
PH. NO. - 0-9212209774, 0-9999104030

**SHEET TITLE**  
SITE PLAN

Scale: 1:400  
Date: Aug-2016

SACTIONED

To be used in connection with memo no. 21921 dated 27/12/2016

Architects Sign: *[Signature]*

AAKRUTI CONSTRUCTION CONSULTANT  
Plot No. - 218, SCF Market, Sector-9  
Faridabad (Haryana)  
ARCHITECT No. - CA78122008

SYMBOL	DESCRIPTION
---	60% FLOORING SUPPLY LINE
---	60% COLD WATER SUPPLY LINE
---	SEWERAGE TREATMENT PLANT
---	S.W. PIPE
---	MANHOLE BOX/SLOTTED
---	GARDEN HYDRANT
---	DRAINAGE LINE
---	RAIN WATER HARVESTING PIT
---	DRAINAGE MANHOLE BOX/SLOTTED

1. Rain Water Harvesting system will be provided at site as per prevailing Government norms.  
2. Solar water heating system will be provided at site as per prevailing Government norms.  
3. Responsibility of Structure Stability of entire building blocks with respect to earth quake point of view and other related matters shall be of Structural Engineer.

WE WILL PROVIDED MECHANICAL VENTILATION WHERE EVER IS REQUIRED

60.0 M WIDE SECTOR ROAD

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