

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

From

Director General,  
Town & Country Planning Department,  
Haryana, Chandigarh.  
SCO-71-75, Sector-17-C, Chandigarh.  
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,  
E-mail: tcpharyana2@gmail.com  
Website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in)

To

Smt. Ajit Kaur & others,  
C/o Raheja Developers Ltd.,  
#406, 4<sup>th</sup> Floor, Rectangle One,  
D-4, District Centre, Saket,  
New Delhi-110017.

Memo No. ZP-1051/SD(BS)/2016/ 114. Dated:- 02-01-2017

Subject: Approval of building plans of Tower-A, B, C, D, EWS, Commercial, Community & Changing Room, Community (Tower-A, B, C & D) & Nursery School-1 in Group Housing Colony measuring 12.48675 acres (Licence No. 64 of 2013 dated 20.07.2013 & Licence No. 72 of 2014 dated 01.08.2014) in Sector-99-A, Gurgaon Manesar Urban Complex being developed by Smt. Ajit Kaur & others in collaboration with Raheja Developers Pvt. Ltd.

Reference your application dated 19.11.2014 & 10.10.2016 for permission to erect the buildings in Group Housing Colony measuring 12.48675 acres (Licence No. 64 of 2013 dated 20.07.2013 & Licence No. 72 of 2014 dated 01.08.2014) in Sector-99-A, Gurgaon Manesar Urban Complex being developed by Smt. Ajit Kaur & others in collaboration with Raheja Developers Pvt. Ltd. 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. 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.
- 7. Based on the actual estimated cost of internal development of the commercial colony you shall furnish additional bank guarantee, if required.
- 8. The revenue Rasta if any passing through the site shall be kept unobstructed.
- 9. 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.
- 10. The layout showing the electric installation shall have to be got approved from the competent authority before execution of work at site.
- 11. 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 23 (1) 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.
  - (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. 127067 dated 07.12.2016 of Superintending Engineer (HQ), HUDA, Panchkula (copy enclosed).
14. 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 you shall abide by the policies issued by the Department regarding allotment of EWS flats from time to time.
  - (xi) 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.




(xii) 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.

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 & Country Planning, Haryana, Chandigarh issued vide order dated 14.05.2015 and is also available on the Departmental Website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in).
16. 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.

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

DA/One set of Building Plans


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

Memo No. ZP-1051/SD(BS)/2016/\_\_\_\_\_ Dated:-\_\_\_\_\_

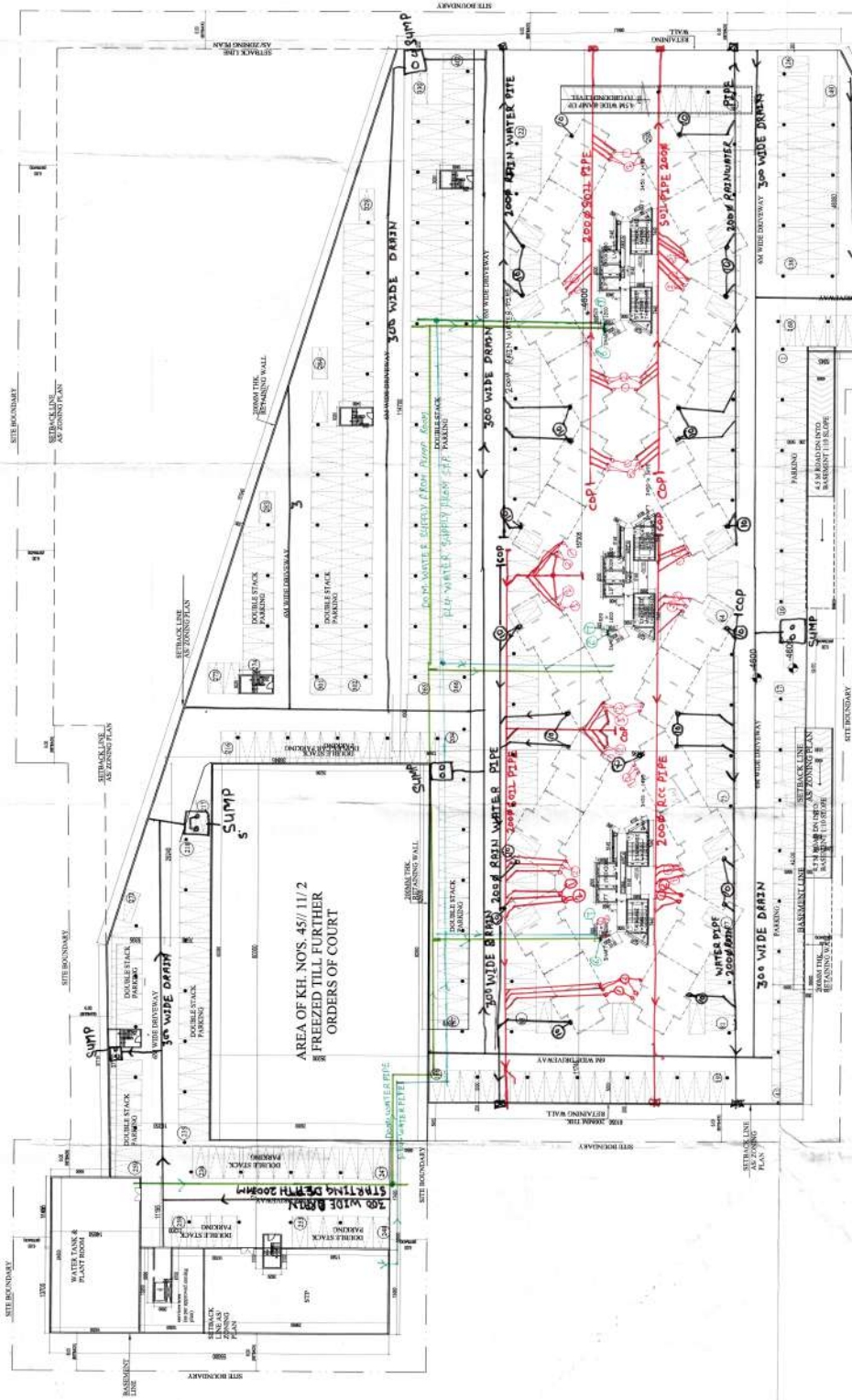
A copy is forwarded to the following for information: -

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

Encl: as above

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

**NOTE:**  
 1. ALL DIMENSIONS ARE IN MILLIMETERS & LEVELS IN METERS  
 2. DO NOT SCALE THE DRAWING, WORK TO WRITTEN DIMENSIONS ONLY.  
 3. ALL STRUCTURAL MEMBERS ARE INDICATIVE FOR INFORMATION ONLY.  
 4. SIZES OF R/W PIPES SHOULD BE REVIEWED AS PER RAINFALL DATA.  
 5. FOR ALL MANHOLE CONNECTION REFER SITE PLAN.



<b>PROVIDED PARKING</b>	<b>617</b>
<b>SINGLE PARKING=</b>	<b>402</b>
<b>DUPLEX PARKING=</b>	<b>215</b>

**PROJECT**  
 PROPOSED BUILDING PLAN OF ADDITIONAL LAND MEASURING 2.3065 ACRES LICENSE 72 OF 2014 DATED 01-08-2014 ACCORDING TO ALREADY LICENSED MEASURING 10.0825 ACRES LICENSE NO. 84 OF 2013 DATED 20-07-2013 TOTAL AREA 12.4890 ACRES. THE PROJECT IS A COMPLEX OF COMMERCIAL BLDGS DEVELOPED BY SMT. SATTAR AND HIS WIFE IN COLLABORATION WITH RAJEA DEVELOPERS LTD.

**OWNER'S SIGNATURE** ARCHITECT

**DRAWING TITLE**  
**BASEMENT PLAN (PART-A)**

**SCALE** 1:250  
**DRAWN BY** MALLIKARJUN  
**DATE** 28.10.2016  
**REVISION**  
**DRAWING NO**





1. ALL DIMENSIONS ARE IN MILLIMETERS.
2. LEVEL IS IN METERS FROM M.S.L.
3. ALL WORKING DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
4. DIMENSIONS IN BRACKETED PARTS ARE INDICATING THE EXISTING DIMENSIONS.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	25.10.2016
2	ISSUED FOR PERMIT	25.10.2016
3	ISSUED FOR PERMIT	25.10.2016
4	ISSUED FOR PERMIT	25.10.2016
5	ISSUED FOR PERMIT	25.10.2016
6	ISSUED FOR PERMIT	25.10.2016
7	ISSUED FOR PERMIT	25.10.2016
8	ISSUED FOR PERMIT	25.10.2016
9	ISSUED FOR PERMIT	25.10.2016
10	ISSUED FOR PERMIT	25.10.2016

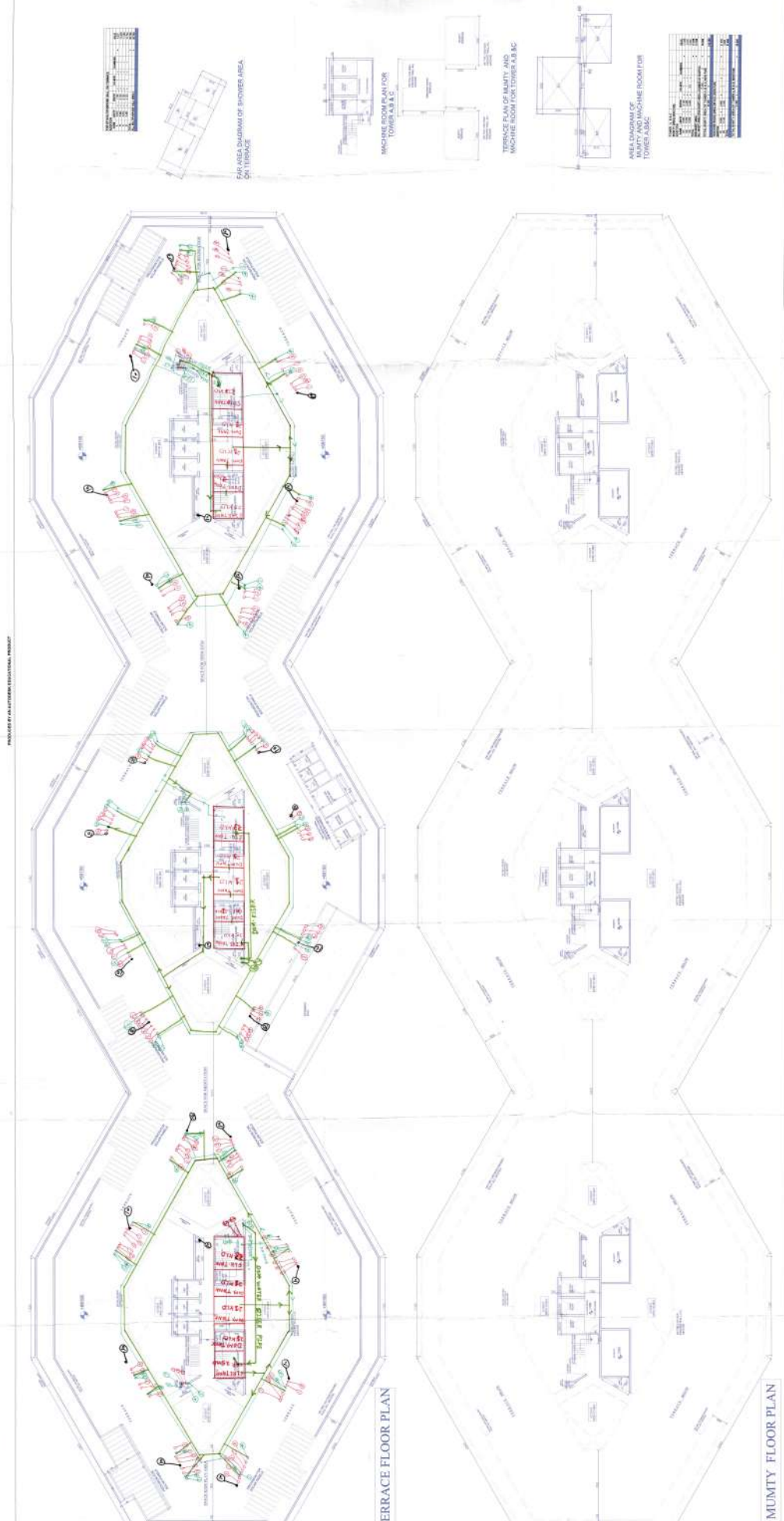
**PROJECT:**  
 PROPOSED BUILDING PLAN OF  
 TOWER A, B & C, 885  
 ACRES LICENSE 12 OF 2014 DATED  
 01-08-2014 (ADJOINING TO ALREADY  
 LICENSED GRANTED AREA OF GROUP  
 LICENSE NO. 64 OF 2013 DATED  
 20-07-2013) TOTAL AREA 12,48,673  
 SQ. METERS (3,11,363 SQ. FEET)  
 ACRES IN SEC-39-A, GURGAON  
 DEVELOPED BY SMT. AJIT KAIR AND  
 OTHERS IN COLLABORATION WITH  
 RAHEJA DEVELOPERS LTD

**DRAWING TITLE:**  
**TERRACE FLOOR PLAN,  
 FOR TOWER A, B & C,  
 MUMTY AREA DIAGRAM**

**OWNER'S SIGNATURE ARCHITECT**  
 RAHEJA DEVELOPERS LTD  
 RAHEJA ARCHITECTS  
 RAHEJA DEVELOPERS LTD  
 RAHEJA ARCHITECTS

SCALE	DRAWN BY	DRAWING NO
1:100	MEHA VERMA	TP-01
DATE	REVISION	MONTH
25.10.2016		

**GRAPHICAL SCALE**  
 1:1000  
 1:500  
 1:250  
 1:100  
 1:50  
 1:25  
 1:10  
 1:5  
 1:2



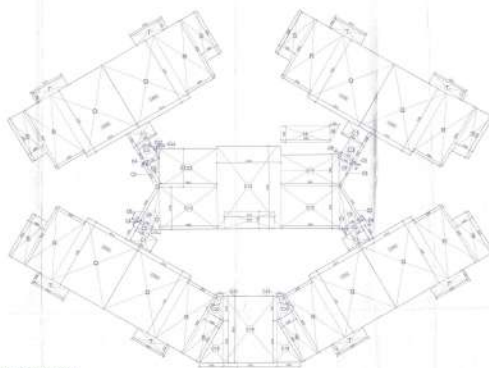
TERRACE FLOOR PLAN

MUMTY FLOOR PLAN

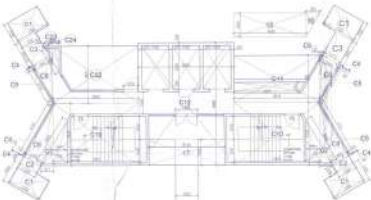
PRODUCED BY ARCHITECTURAL PROJECT



GROUND FLOOR PLAN



FAR AREA DIAGRAM OF GROUND FLOOR PLAN



AREA DIAGRAM (REFERENCE)



CARPET AREA DIAGRAM OF SERVANT ROOM AREA

CARPET AREA DETAILS FOR SERVANT AREA						
NO.	LENGTH	BREADTH	CORNER	NUMBER	AREA	TOTAL
ADDITION						
01	2.800	1.200	1	1	3.360	
02	1.800	2.000	1	1	3.600	
03	2.800	1.200	1	1	3.360	
04	2.800	1.200	1	1	3.360	
05	2.800	1.200	1	1	3.360	
06	2.800	1.200	1	1	3.360	
07	2.800	1.200	1	1	3.360	
08	2.800	1.200	1	1	3.360	
09	2.800	1.200	1	1	3.360	
10	2.800	1.200	1	1	3.360	
11	2.800	1.200	1	1	3.360	
12	2.800	1.200	1	1	3.360	
13	2.800	1.200	1	1	3.360	
14	2.800	1.200	1	1	3.360	
15	2.800	1.200	1	1	3.360	
16	2.800	1.200	1	1	3.360	
17	2.800	1.200	1	1	3.360	
18	2.800	1.200	1	1	3.360	
19	2.800	1.200	1	1	3.360	
20	2.800	1.200	1	1	3.360	
TOTAL						67.200

LEGEND: THROUGH OPENING TO BE EXCLUDED

NOTES:  
 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.  
 2. DO NOT SCALE THE DRAWING. REFER TO THE NOTES FOR DIMENSIONS.  
 3. ALL STRUCTURAL MEMBERS ARE INDICATED FOR CONSTRUCTION PURPOSES.  
 4. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.  
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 10. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.

SUMMARY OF WORK ITEMS			
NO.	DESCRIPTION	UNIT	QUANTITY
1	CONCRETE	M <sup>3</sup>	1000
2	BRICKWORK	M <sup>3</sup>	2000
3	PLASTER	M <sup>2</sup>	5000
4	PAINT	M <sup>2</sup>	1000
5	ROOFING	M <sup>2</sup>	1000
6	MECHANICAL	M <sup>2</sup>	1000
7	ELECTRICAL	M <sup>2</sup>	1000
8	WATER SUPPLY	M <sup>2</sup>	1000
9	SEWERAGE	M <sup>2</sup>	1000
10	LANDSCAPING	M <sup>2</sup>	1000
11	CONCRETE	M <sup>3</sup>	1000
12	BRICKWORK	M <sup>3</sup>	2000
13	PLASTER	M <sup>2</sup>	5000
14	PAINT	M <sup>2</sup>	1000
15	ROOFING	M <sup>2</sup>	1000
16	MECHANICAL	M <sup>2</sup>	1000
17	ELECTRICAL	M <sup>2</sup>	1000
18	WATER SUPPLY	M <sup>2</sup>	1000
19	SEWERAGE	M <sup>2</sup>	1000
20	LANDSCAPING	M <sup>2</sup>	1000

TOWER 2						
GROUND FLOOR FAR AREA						
SERVANT ROOM FAR AREA DETAIL						
NO.	LENGTH	BREADTH	CORNER	NUMBER	AREA	TOTAL
ADDITION						
01	2.800	1.200	1	1	3.360	
02	1.800	2.000	1	1	3.600	
03	2.800	1.200	1	1	3.360	
04	2.800	1.200	1	1	3.360	
05	2.800	1.200	1	1	3.360	
06	2.800	1.200	1	1	3.360	
07	2.800	1.200	1	1	3.360	
08	2.800	1.200	1	1	3.360	
09	2.800	1.200	1	1	3.360	
10	2.800	1.200	1	1	3.360	
11	2.800	1.200	1	1	3.360	
12	2.800	1.200	1	1	3.360	
13	2.800	1.200	1	1	3.360	
14	2.800	1.200	1	1	3.360	
15	2.800	1.200	1	1	3.360	
16	2.800	1.200	1	1	3.360	
17	2.800	1.200	1	1	3.360	
18	2.800	1.200	1	1	3.360	
19	2.800	1.200	1	1	3.360	
20	2.800	1.200	1	1	3.360	
TOTAL						67.200

SERVANT ROOM FAR AREA DETAIL						
NO.	LENGTH	BREADTH	CORNER	NUMBER	AREA	TOTAL
ADDITION						
01	2.800	1.200	1	1	3.360	
02	1.800	2.000	1	1	3.600	
03	2.800	1.200	1	1	3.360	
04	2.800	1.200	1	1	3.360	
05	2.800	1.200	1	1	3.360	
06	2.800	1.200	1	1	3.360	
07	2.800	1.200	1	1	3.360	
08	2.800	1.200	1	1	3.360	
09	2.800	1.200	1	1	3.360	
10	2.800	1.200	1	1	3.360	
11	2.800	1.200	1	1	3.360	
12	2.800	1.200	1	1	3.360	
13	2.800	1.200	1	1	3.360	
14	2.800	1.200	1	1	3.360	
15	2.800	1.200	1	1	3.360	
16	2.800	1.200	1	1	3.360	
17	2.800	1.200	1	1	3.360	
18	2.800	1.200	1	1	3.360	
19	2.800	1.200	1	1	3.360	
20	2.800	1.200	1	1	3.360	
TOTAL						67.200

TOTAL FAR OF GROUND FLOOR						
NO.	LENGTH	BREADTH	CORNER	NUMBER	AREA	TOTAL
ADDITION						
01	2.800	1.200	1	1	3.360	
02	1.800	2.000	1	1	3.600	
03	2.800	1.200	1	1	3.360	
04	2.800	1.200	1	1	3.360	
05	2.800	1.200	1	1	3.360	
06	2.800	1.200	1	1	3.360	
07	2.800	1.200	1	1	3.360	
08	2.800	1.200	1	1	3.360	
09	2.800	1.200	1	1	3.360	
10	2.800	1.200	1	1	3.360	
11	2.800	1.200	1	1	3.360	
12	2.800	1.200	1	1	3.360	
13	2.800	1.200	1	1	3.360	
14	2.800	1.200	1	1	3.360	
15	2.800	1.200	1	1	3.360	
16	2.800	1.200	1	1	3.360	
17	2.800	1.200	1	1	3.360	
18	2.800	1.200	1	1	3.360	
19	2.800	1.200	1	1	3.360	
20	2.800	1.200	1	1	3.360	
TOTAL						67.200



TOWER 2 TYPICAL TICKET DETAIL DRAWING LAYOUT

OWNER'S SIGNATURE: \_\_\_\_\_ ARCHITECT: \_\_\_\_\_

DATE: \_\_\_\_\_

SCALE: 1:100

DESIGNED BY: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

REVISION: \_\_\_\_\_

DRAWING NO: \_\_\_\_\_

PROJECT: \_\_\_\_\_

DESCRIPTION: \_\_\_\_\_

DATE: \_\_\_\_\_

SCALE: \_\_\_\_\_

DESIGNED BY: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

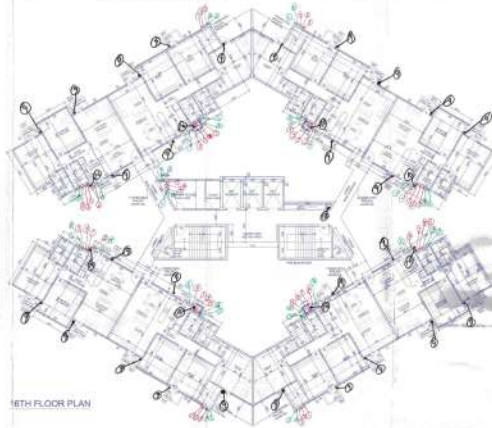
REVISION: \_\_\_\_\_

DRAWING NO: \_\_\_\_\_

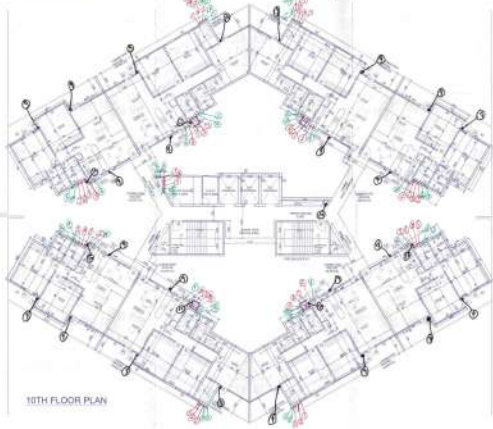




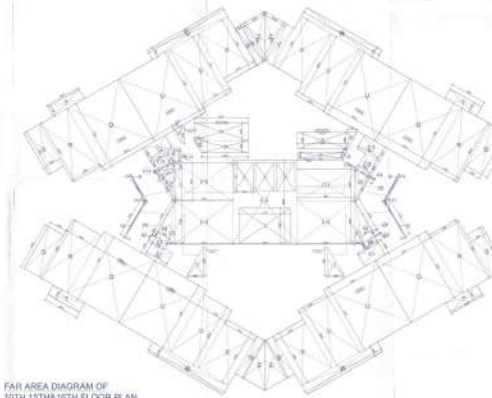
15TH FLOOR PLAN



16TH FLOOR PLAN



10TH FLOOR PLAN



FAIR AREA DIAGRAM OF 10TH, 15TH & 16TH FLOOR PLAN

PROPOSED REVISIONS OF SECTIONAL LAYOUT

NO.	REVISION	DATE	BY	CHECKED	SCALE
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NOTES:  
 1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SPECIFIED.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
 3. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE SPECIFIED.  
 4. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE SPECIFIED.  
 5. FOR ALL DIMENSIONS REFER TO THE DRAWING.

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TYPICAL TOILET DETAIL DRAWING LAYOUT

PROJECT: ...  
 DRAWING TITLE: 10TH, 15TH TO 16TH FLOOR PLAN FAIR DETAILS & AREA DIAGRAM  
 SCALE: ...  
 DRAWN BY: ...  
 CHECKED BY: ...  
 DATE: ...  
 SHEET NO: ...

