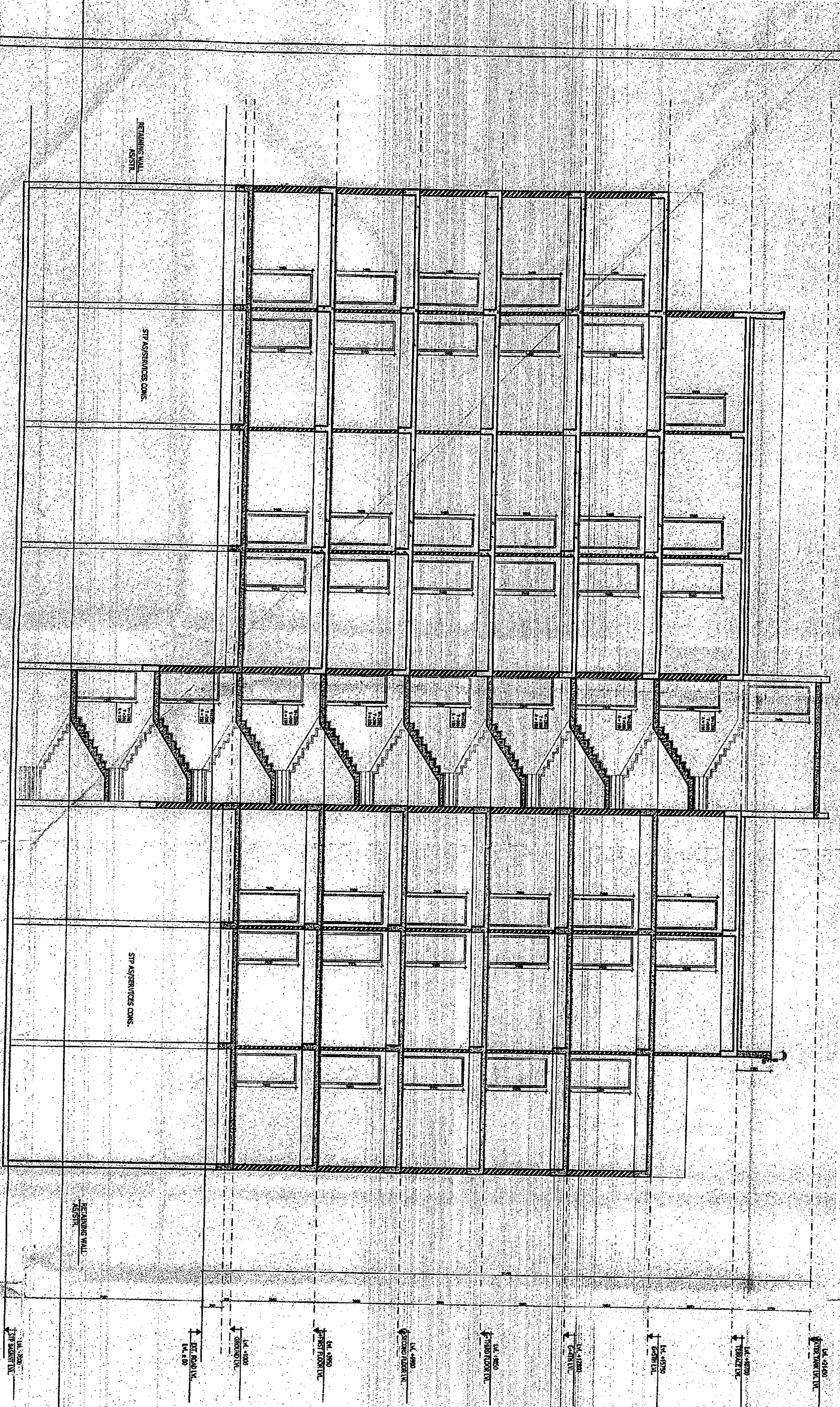
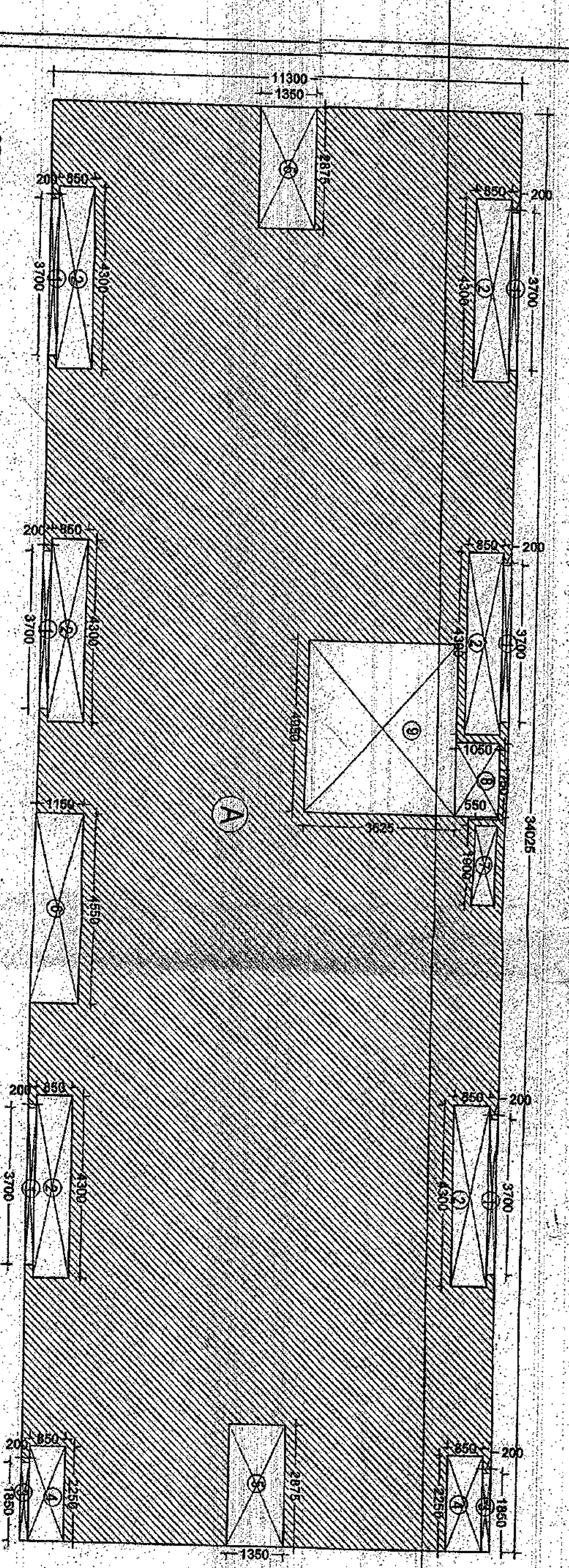


ELEVATION A

ELEVATION C

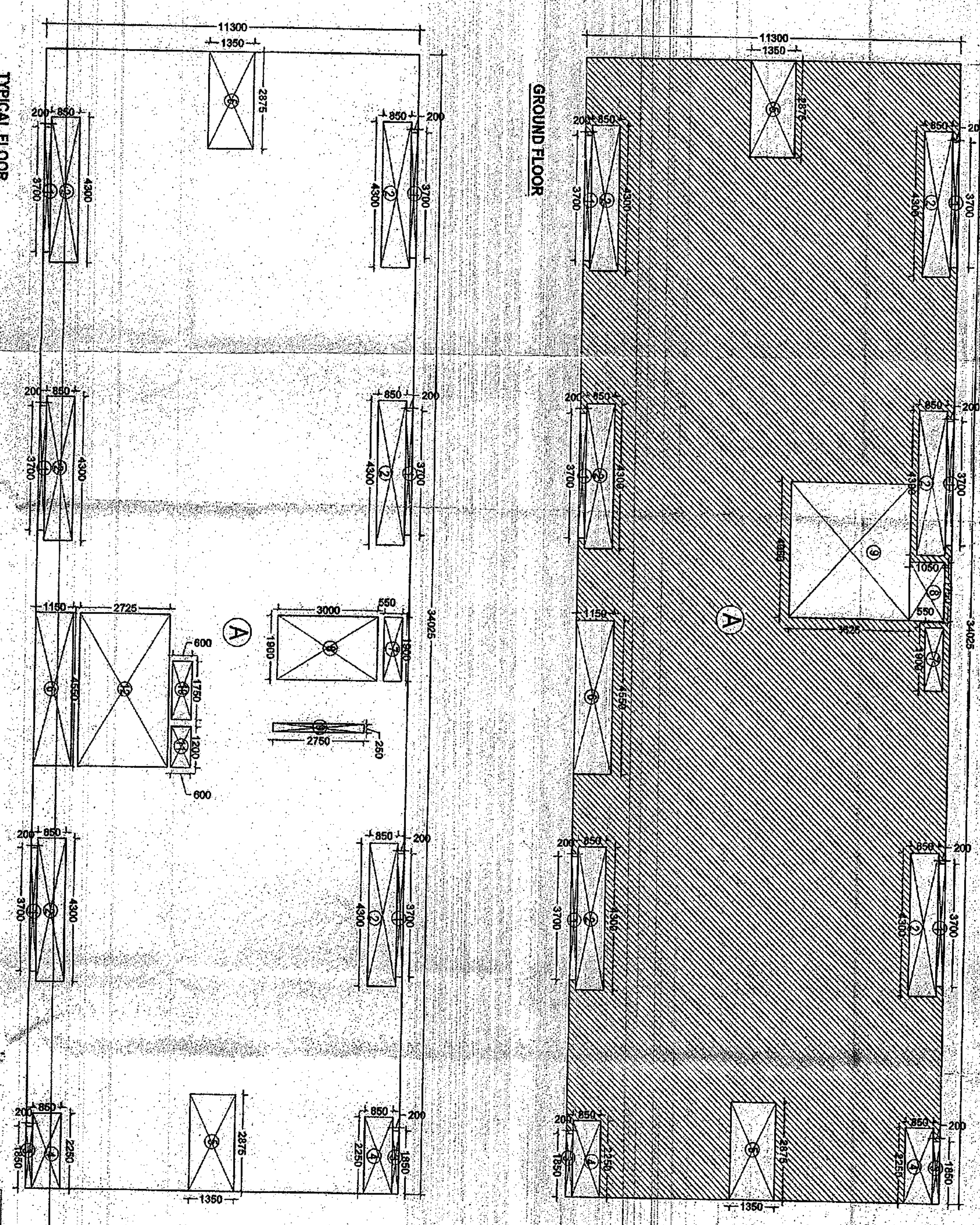


SECTION XX

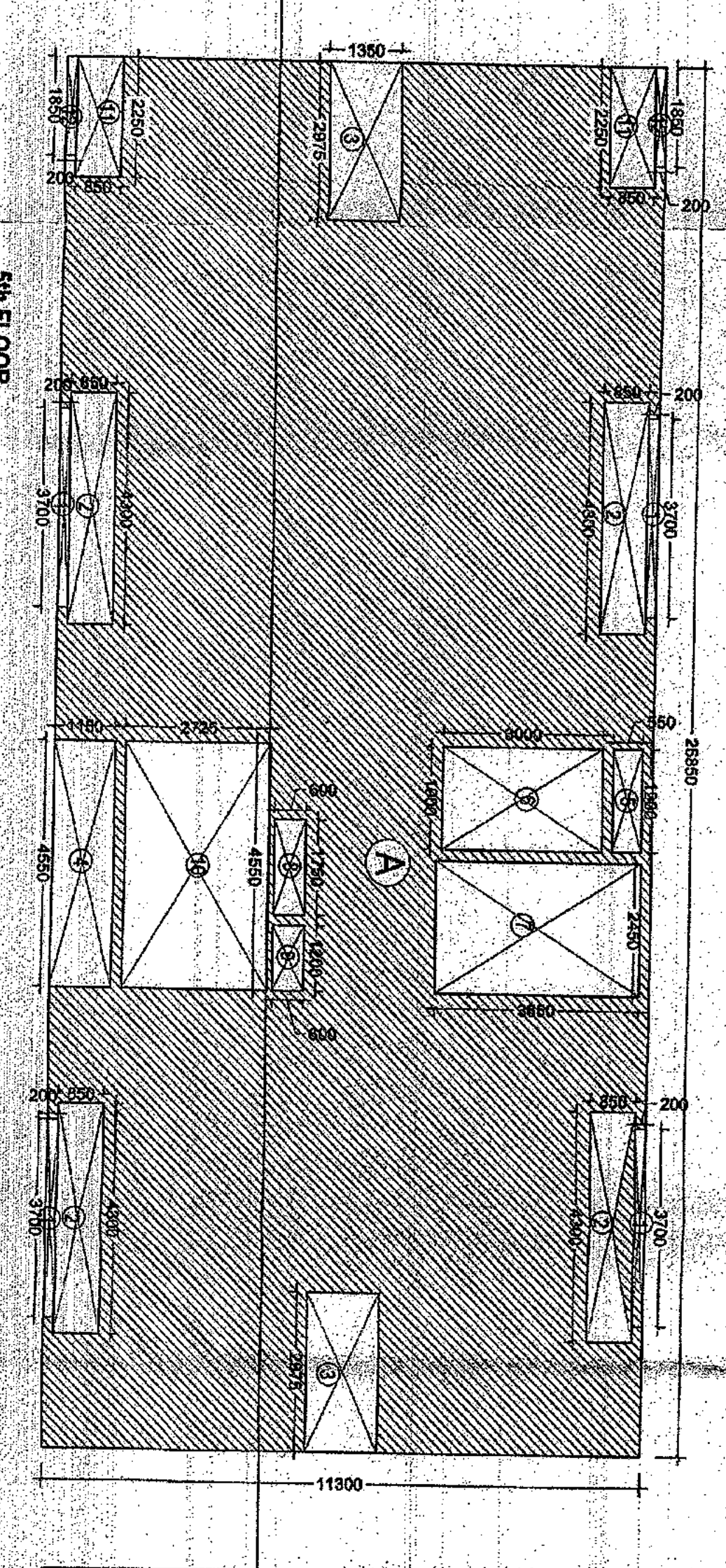


GROUND COVERAGE

AREA CALCULATION FOR GROUND COVERAGE - 5TH									
S. No.	Sl. No.	Label	Area (sq. mt.)	Area (sq. ft.)	Area (sq. mt.)	Area (sq. ft.)	Area (sq. mt.)	Area (sq. ft.)	TOTAL
1	1	Living	1200	13000	1200	13000	1200	13000	3600
2	2	Bedroom	1000	10800	1000	10800	1000	10800	3000
3	3	Bath	400	4300	400	4300	400	4300	1200
4	4	Kitchen	300	3240	300	3240	300	3240	900
5	5	Hall	200	2160	200	2160	200	2160	600
6	6	Stair	100	1080	100	1080	100	1080	300
7	7	W.C.	50	540	50	540	50	540	150
8	8	Veranda	100	1080	100	1080	100	1080	300
9	9	Other	100	1080	100	1080	100	1080	300
TOTAL									12000

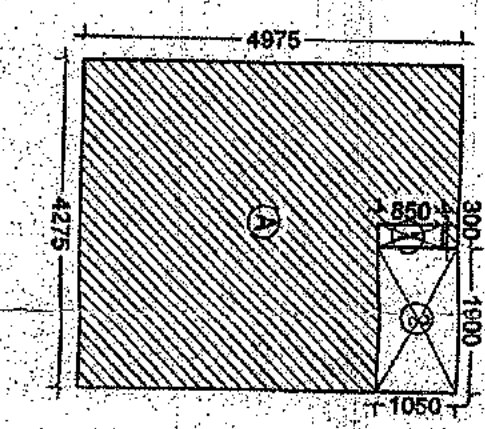
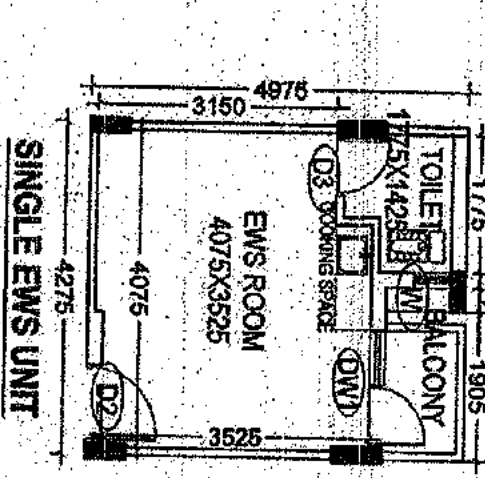


TYPICAL FLOOR 1ST TO 4TH



5th FLOOR

AREA CALCULATION FOR 5TH FLOOR - 5TH									
S. No.	Sl. No.	Label	Area (sq. mt.)	Area (sq. ft.)	Area (sq. mt.)	Area (sq. ft.)	Area (sq. mt.)	Area (sq. ft.)	TOTAL
1	1	Living	1200	13000	1200	13000	1200	13000	3600
2	2	Bedroom	1000	10800	1000	10800	1000	10800	3000
3	3	Bath	400	4300	400	4300	400	4300	1200
4	4	Kitchen	300	3240	300	3240	300	3240	900
5	5	Hall	200	2160	200	2160	200	2160	600
6	6	Stair	100	1080	100	1080	100	1080	300
7	7	W.C.	50	540	50	540	50	540	150
8	8	Veranda	100	1080	100	1080	100	1080	300
9	9	Other	100	1080	100	1080	100	1080	300
TOTAL									12000



AREA CALCULATION FOR TITLE ROOM									
S. No.	Sl. No.	Label	Area (sq. mt.)	Area (sq. ft.)	Area (sq. mt.)	Area (sq. ft.)	Area (sq. mt.)	Area (sq. ft.)	TOTAL
1	1	Living	100	1080	100	1080	100	1080	300
2	2	Bedroom	80	864	80	864	80	864	240
3	3	Bath	40	432	40	432	40	432	120
4	4	Kitchen	30	324	30	324	30	324	90
5	5	Hall	20	216	20	216	20	216	60
6	6	Stair	10	108	10	108	10	108	30
7	7	W.C.	5	54	5	54	5	54	15
8	8	Veranda	10	108	10	108	10	108	30
9	9	Other	10	108	10	108	10	108	30
TOTAL									600

No of EWS = 79 Nos

AREA OF EWS ON GROUND = 323 SQ.MT

AREA OF EWS ON 1ST TO 4TH FLOOR = 318.95+318.95+318.95+318.95 = 1275.8 SQ.MT

AREA OF EWS ON 5TH FLOOR = 226.35 SQ.MT

TOTAL AREA ON ALL FLOOR

= AREA ON GROUND + 1ST TO 4TH + 5TH

= 923+1275.8+226.35 = 1825.15 SQ.MT

GROUND COVERAGE = 339.51 SQ.MT

SCHEDULE OF OPENINGS					
TYPE	Size	Chill	Unit	TYPE	Size
DW1	1500 x 400	+2.40	D3	700	+0.00 +2.10
DW2	2000 x 400	+2.40	D3	200	+0.00 +2.10
D1	1200 x 400	+2.40	W	600	+0.12 +2.40
D2	1000 x 400	+2.40	W1	1200	+0.90 +2.40
			W2	200	+0.90 +2.40

NOTES

2. ALL DIMENSIONS ARE IN MM.
3. ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISIONS OF NBC.
4. FIRE FIGHTING SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
5. BOUNDARY WALL AND GATE AS PER STANDARDS.
6. ALL WALLS ARE 200/100 MM THK. BLOCK WALL.
7. RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CENTRAL GROUND WATER AUTHORITY NORISHARYANA GOVT.
8. ALL WINDOWS & VENTILATORS ARE OPENABLE.
9. ALL MECHANICALLY VENTILATED & ARTIFICIALLY LIT TOILET PROVIDED WITH 24Hr POWER BACKUP.

DEVELOPED BY:

PROJECT: REVISED BUILDING PLAN OF GROUP HOUSING FOR AREA MEASURING 11.875 + 8.294 = 20.169 ACRES LICENCE NO. 269 OF 2007 DATED 02.11.2007 AND LICENCE NO. 50 OF 2012 DATED 17.1.5.2012 SECTOR 109 GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY ICM KIRAN PVT. LTD. AND OTHERS IN COLLABORATION WITH CHINTELS INDIA LTD.

DESIGNER: DESIGN FORUM INTERNATIONAL
 ARCHITECT: GAULMIAN SINGH
 (PART 2)
 DESIGN FORUM INTERNATIONAL
 17, POLSAR ROAD, MANESAR, GURGAON, HARYANA

DESIGN FORUM INTERNATIONAL
 SCALE 1:100
 DATE 11/03/2016
 DRG NO. A-33
 CHECKED BY: AUTHORIZED SIGNATORY
 THROUGH: AUTHORIZED SIGNATORY
 OWNER'S SIGN: [Signature]
 ARCHITECT'S SIGN: [Signature]

A-9

BR-III
(SPR 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.tcoharyana.gov.in

Memo No. ZP-353/SD (BS) /2013/ 47120 Dated:- 26/7/13

To
Raj Kiran Pvt. Ltd and others,
C/o Chintels India Ltd.
A-11, Kailash Colony,
New Delhi -110048.

Subject:- Approval of building plans of Group Housing Colony measuring 20.169 acres (Licence No. 250 of 2007 dated 02.11.2007 and Licence No. 50 of 2012 dated 17.05.2012) in Sector-109 Gurgaon Manesar Urban Complex being developed by Raj Kiran Pvt. Ltd. and others in collaboration with Chintels India Ltd.

Reference your application received on 14.01.2013 and subsequent letter dated 24.06.2013 for permission to re-erect the buildings in Group Housing Colony measuring 20.169 acres (Licence No. 250 of 2007 dated 02.11.2007 and Licence No. 50 of 2012 dated 17.05.2012) in Sector-109 Gurgaon Manesar Urban Complex, 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 there under along with special reference to 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 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 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 safety 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

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.

Further, the colonizer firm shall also prepare and submit the plans in triplicate to Commissioner, Municipal Corporation, Gurgaon, 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 Commissioner, Municipal Corporation, Gurgaon after satisfying himself that the entire fire protection measures proposed for the above buildings are as per NBC and other Fire Safety Bye Laws, and 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 alongwith a set of plans duly signed by the Commissioner, Municipal Corporation, Gurgaon 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 Commissioner, Municipal Corporation, Gurgaon unless he is satisfied that adequate fire fighting measures have been installed by you and suitable external fire fighting infrastructure has been created at Gurgaon, by Municipal Corporation, Gurgaon. A clearance to this effect shall be obtained from the Commissioner, Municipal Corporation, Gurgaon before grant of occupation certificate by the Director General.

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 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 Chief 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 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.

12. Before grant of occupation certificate, you shall have to submit a notice of a 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) Structural stability certificate duly signed by the recognized Structural Engineer.
- (ii) A clearance from Fire Safety point of view from the Commissioner, Municipal Corporation, Gurgaon.

13. 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. 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 you by providing clear water storage tank of not less than half day storage of water for domestic usage on top of the building block. The capacity of the tank as shown on the plan and down take system thereof is as under: -

Sr. No.	Name of Building	Capacity of Tank of Domestic Use	Up Pipe in mm.	Down Pipe in mm.
	PART-I			
1.	Tower-1-Type-A (Dom)	1x23000 Ltrs.	65mm	80/65/50/40/32/25/20mm
	Flushing	1x13000 Ltrs.	50mm	65/50/40/32/25/20mm.
2.	Tower-2 & 5 Type-B (Dom)	2x23000 Ltrs.	65mm	80/65/50/40/32/25/20mm
	Flushing	2x13000 Ltrs.	50mm	65/50/40/32/25/20mm.
3.	Tower-3 & 4 Type-C & D (Dom)	2x44000 Ltrs	65mm	80/65/50/40/32/25/20mm
	Flushing	2x24000 Ltrs	50mm	65/50/40/32/25/20mm.
4.	EWS (Dom)	1x21000 Ltrs.	40mm	50/40/32/25/20mm
	Flushing	1x11000 Ltrs.	32mm	40/32/25/20mm
5.	Community building (Dom)	1x10000 Ltrs.	25mm	32/25/20mm
	Flushing	1x5000 Ltrs.	20mm	25/20mm
6.	Nursery School (Dom)	1x5000 Ltrs.	25mm	32/25/20mm
	Part-II			
7.	Tower-A & B (4BHK) (Dom)	2x13000 Ltrs.	65mm	80/65/50/40/32/25/20mm
	Flushing	2x7000 Ltrs	50mm	65/50/40/32/25/20mm.
8.	Tower-C & D	2x11500 Ltrs.	65mm	80/65/50/40/32/25/20mm

	Flushing	2x6500 Ltrs.	50mm	65/50/40/32/25/20mm
9.	Tower-F, F, G & H (4 BHK) (Dom)	4x11500 Ltrs	65mm	80/65/50/40/32/25/20mm
	Flushing	4x6500 Ltrs.	50mm	65/50/40/32/25/20mm
10.	Tower-J (Dom)	1x11000 Ltrs.	65mm	80/65/50/40/32/25/20mm
	Flushing	1x6000 Ltrs.	50mm	65/50/40/32/25/20mm.
11.	EWS (Dom)	1x19000 Ltrs.	40mm	50/40/32/25/20mm.
	Flushing	1x10000 Ltrs.	32mm	40/32/25/20mm.
12.	Shops (Dom)	1x2000 Ltrs.	25mm	25/20mm
	Flushing	1x1000 Ltrs.	200mm	25/20mm
13.	Community building (Dom)	1x10000 Ltrs.	25mm	25/20mm
	Flushing	1x5000 Ltrs.	20mm	25/20mm
14.	Nursery School (Dom)	1x5000 Ltrs.	25mm	32/25/20mm
	UGT (Dom)	Part-I & II 200+150=350 KL		

- (ii) Inlet pipes from down take to toilet shall be 25/20/15 mm dia as 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% standby arrangement shall also be provided by you. It is made clear that you shall be solely responsible for boosting arrangement all the time.
- (iv) The alternative arrangement of power supply, such as Gen. Set etc. of suitable capacity shall also be provided by you during failure of electricity.

15. SEWERAGE:

- (i) All external sewerage lines should not 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 100/75 mm 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 level flushing cistern. The capacity of flushing cistern shall be of 8 Ltrs.
- (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 you by providing inspection window/ duct etc. for repairing of piping system.

16. STORM WATER DRAINAGE:

- (i) You have provided Single level basement for services and parking only. For draining out the wash water/rain water accumulated in the lower 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 the you by providing pumps of 300 LPM capacity at 10.00

meters head. Thus it is made clear to you that you shall be sole responsible for pumping out of rain water/ wash water etc. all the time and 100% standby pumps alternate power supply arrangement shall also be provided by you during the failure of electricity/ breakdown.

- (ii) All external storm water drainage shall be provided suitably so as to disposal of rainwater in to the existing system of the colony.
- (iii) All rainwater stack pipe shall be 100/150 mm dia pipes as shown on the plans.
- (iv) It is made clear to you that roof top rain harvesting system shall be provided by you and shall be kept operational all the time.

17. GENERAL:-

- (i) You shall provide alternative source of electricity for functioning of water supply, sewerage and storm water drainage scheme by providing Gen. set of required capacity.
- (ii) All pipes, fixtures, fitting, pumps, Gen. set and filtration plan etc. shall be conforming to relevant IS specification and ISI marked.
- (iii) You shall provide the minimum open able aperture of 1/8th of the floor area of the habitable room and in case of kitchen the area of opening shall be increased by 25%.
- (iv) That the colonizer 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.
- (v) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- (vi) The community centre/centres shall form part of the common areas and facilities of the group housing colony as defined under the Apartment Ownership Act and the same shall be defined as such in the deed of declaration to be filed under the Apartment Ownership Act. Such community centre/centres shall be for the exclusive use of residents of this group housing colony only. You shall submit an undertaking in the form of an affidavit to the above effect within a period of ten days from the issuance of this approval.
- (vii) That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational in the each building block before applying for an occupation certificate.
- (viii) That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.


- (ix) That you shall submit the soft copy of the approved building plan of this scheme within one week to this office from the issuance of this letter.
- (x) That you shall deposit the labour cess in future, time to time as per construction of work done at site.
- (xi) That if any, site for Electric Sub Station is required same will be provided by you in the group housing colony.
- (xii) The replacement water shall be disposed off by you by using the same for watering of landscaped area in their colony or the same is disposed off into the rain water harvesting system.
- (xiii) Recycled water is proposed to be utilized for flushing purpose. The firm has made provision of separate flushing line, storage tank, metering system, pumping system and plumbing. It is clarified to you that no tap or outlet of any kind will be provided from the flushing lines/plumbing lines for recycled water except for connection to the cistern of flushing tanks and any scouring arrangement. Even ablution taps should be avoided.
- (xiv) No cross connection between recycled water system and potable water system shall be made.
- (xv) All plumbing pipes fittings, valves will be of red colour or painted red. In case of embedded pipes. Marker taps of red colour at suitable intervals shall be fixed. The underground and over head tanks should have, Recycle water not fit for drinking and other warning signs embossed/marked on them.
- (xvi) Recycled water pipes and potable water pipes will be fixed in separate chases and a minimum horizontal distance of 6" (150mm) will be mentioned between them. In case of cross suitably coloured / taped sleeve shall be used.
- (xvii) Alternative source of electricity shall be provided by you for functioning of water supply, sewerage, SWD, Scheme by providing Gen. set of required capacity.
- (xviii) The colonizer/firm will provide appropriate pipes (both up and down) for solar water heating system.
- (xix) That no separate zoning plan is approved for community sites earmarked within a Group Housing Colony. The community building/buildings shall be constructed by the colonizer/owner as per provision of The Haryana Development and Regulation of Urban Areas (Amendment and Validation) Act No. 4 of 2012, failing which the said site shall vest in the Government.
- (xx) That the owner shall construct the EWS flats and will make the allotment of flats as per the policy of the Department dated 08.07.2013

as per which the complete scheme shall be floated within 4 months from issuance of part occupation certificate of the EWS flats. The eligibility criteria, guidelines for scrutiny of application and other parameters will be governed by the said policy

- (xxi) You shall abide the terms and conditions of the Undertaking/Affidavit submitted in the office of Administrator, HUDA, Gurgaon in compliance of Order dated 16.07.2012 of the Hon'ble High Court and shall not extract groundwater for construction purposes.

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

DA/One set of Building Plans



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

Memo No. ZP-353/SD (BS) /2013/ _____ Date:- _____

A copy is forwarded to the following for information: -

1. Deputy Commissioner, Gurgaon.
2. Commissioner, Municipal Corporation, Gurgaon.
3. Administrator, HUDA, Gurgaon w.r.t. his office Memo. No. 223 dated 11.04.2013.
4. Member Secretary, State Environment Impact Assessment Authority, Haryana, Bay No.55-58, Sector-2, Panchkula.
5. Additional Director (IA), IA-Division, Ministry of Environment & Forest, Paryavaran Bhawan, CGO Complex, New Delhi.
6. Senior Town Planner, Gurgaon, along with one set of building plans.
7. Superintending Engineer (HQ) HUDA.
8. District Town Planner, Gurgaon.
9. District Town Planner (Enf.), Gurgaon

Encl: as above


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

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

To

Raj Kiran Pvt. Ltd. & others,
C/o Chintels India Ltd.,
A-11, Kailash Colony,
New Delhi-110048.

Memo No. ZP-353/SD(BS)/2017/ 2857 Dated:- 14-02-2017

Subject:- Approval of revised building plans of Tower-1 (Type-A), 2 (Type-A), 8, 9, Community Building, EWS Block, Commercial, Nursery School & Basement falling in Pocket-B of Group Housing Colony measuring 20.169 acres (Licence No. 250 of 2007 dated 02.11.2007 & Licence No. 50 of 2012 dated 17.05.2012) in Sector-109, Gurugram being developed by Raj Kiran Pvt. Ltd. & others in collaboration with Chintels India Ltd.

Reference your application dated 26.07.2016 & subsequent letter dated 05.10.2016 for permission to erect the buildings of Tower-1 (Type-A), 2 (Type-A), 8, 9, Community Building, EWS Block, Commercial, Nursery School & Basement falling in Pocket-B of Group Housing Colony measuring 20.169 acres (Licence No. 250 of 2007 dated 02.11.2007 & Licence No. 50 of 2012 dated 17.05.2012) in Sector-109, Gurugram in accordance with the plans submitted with it.

The building plans were approved provisionally vide this office memo no. 25391 dated 17.11.2016 for the purpose of inviting objections/suggestions. Vide memo no. 228 dated 20.01.2017, STP, Gurugram has informed that no objection has been received from any allottee in respect of the amendments made in the building plans by you. Hence, final 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 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.
 - 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 Group Housing 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 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.

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. 95511 dated 20.10.2016 of Superintending Engineer (HQ), HUDA, Panchkula (copy enclosed).
14. GENERAL: -
 - (i) You shall abide the terms and conditions of the undertaking filed in this office in compliance of Order dated 16.07.2012 of the Hon'ble High Court and shall not extract groundwater for construction purposes.
 - (ii) 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.
 - (iii) That the rain-water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 - (iv) That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 - (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 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.
 - (vii) 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.
 - (viii) That you shall submit the scanned copy of the approved building plans of this scheme to this office from the issuance of this letter.
 - (ix) That you shall deposit the labour cess in future, time to time as per construction of work done at site.
 - (x) That if any, site for Electric Sub Station is required, same will be provided by you in the colony.
 - (xi) That you shall abide by the policies issued by the Department regarding allotment of EWS flats from time to time.

- (xii) 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.
- (xiii) 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.tcp_haryana.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 ab initio, if any of the conditions mentioned above are not complied with.



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

Memo No. ZP-353/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.



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

Haryana Urban
Development Authority

Website: www.huda.co.in
Email: cel@huda@gmail.com
Address: G-3, HUDA HQ Sector-6
Panchkula

From

The Superintending Engineer (HQ),
HUDA, Panchkula.

To

The Chief Town planner-Cum-
Chairman Building Plan
Approval Committee,
O/O The Director General,
Town and Country Planning,
Haryana, Chandigarh.

Memo No. - SE (HQ)/EE(W)/JDM(HQ)/2016/95571 Dated: 20/10/16

SUB:-

Approval of revised building plans of Pocket-B, Tower-1, 2, 8, 9, Community
Building, Commercial, EWS Block & Basement for setting up of Group
Housing (Scheme measuring 20.169 acres (License No. 250 of 2007 dated
2.11.2007) in Sec-109, Gurgaon Manesar Urban Complex being developed
by Chintal Exports Pvt. Ltd.

Ref:- Kindly refer to your office Memo No. ZP-353/SD/ES/2016/16524 dated 10.08.2016
and received in this office on dated 29.9.2016 on the subject cited above and
in continuation to this office letter No SE(HQ)/292 dated 4.6.2013.

- The revised building plans for setting up of Group Housing Colony set
up by M/S. Chintels Exports Ltd. in an area 20.169 acres (License No. 250 of 2007
dated 2.11.2007) in Sec-109, Gurgaon Manesar Urban Complex, as received have
been checked and found OK so far as Public Health Internal Services are
concerned, subject to the following comments:-

1. WATER SUPPLY:-

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

Sr. No.	Name of Building	Capacity of Tank for Domestic Use	Up Pipe In mm.	Down Pipe in mm.
1.	Tower-1 & 2 (2 Nos.) (Dom)	2x20000 Ltrs.	65mm	80/65/50/40/32/25/20mm.
	Flushing	2x11000 Ltrs.	50mm	65/50/40/32/25/20mm.
2.	Tower-8 (Dom)	1x21000 Ltrs.	65mm	80/65/50/40/32/25/20mm.
	Flushing	1x11000 Ltrs.	50mm	65/50/40/32/25/20mm.
3.	Tower-9 (Dom)	1x10000 Ltrs.	50mm	65/50/40/32/25/20mm.
	Flushing	1x6000 Ltrs	40mm	50/40/32/25/20mm.
4.	EWS(Dom)	1x23000 Ltrs.	65mm	80/65/50/40/32/25/20mm.

	Flushing	1x12000 Ltrs.	50mm	65/50/40/32/25/20mm.
5.	Community Building (Dom)	1x9000 Ltrs.	50mm	65/50/40/32/25/20mm.
	Flushing	1x5000 Ltrs.	40mm	50/40/32/25/20mm.
6.	Nursery School (Dom)	1x7000 Ltrs.	40mm	50/40/32/25/20mm.
	RCC JGT (Dom)	250 KL (in Pocket-B) already approved.		

- i) Inlet pipe from down take to toilet shall be G.I. Class-B, ISI Marked 65/50/40/32/25/20/15 mm dia shown on the plans and connection to each individual fixture shall be 1.5 mm dia.
- ii) The firm has proposed clear water overhead tanks on the top of the building i.e. (S+18) storied. Therefore, the clearance from the Air traffic Authority may be seen by your office.
- iii) Adequate booster pumps to boost the water in the water tanks with 100% spare arrangement shall be provided by the firm. It may be made clear to the firm that it will be solely responsible for boosting arrangement all the time to come.
- iv) The alternative arrangement of power supply such as Generator set of suitable capacity shall be provided by the firm during failure of electricity.
- v) It shall be mandatory for the firm to provide Solar Water Heating System as per HAREDA specifications. An undertaking in this regard shall be furnished to the owner to DGTCP (Hr.) at the time of grant of Occupation Certificate.

2. SEWERAGE:-

- i) All external sewerage lines should not be less than 200mm dia S.V. Marked
- ii) All soil pipes connection W.C. to soil stack/ manhole shall be minimum 100mm dia as per requirement as shown on the plans.
- iii) Waste water stack shall be 100mm/75mm dia as shown on the plans. The soil stack shall be 100mm dia HCI pipe.
- iv) All F.T. shall be minimum 75mm dia HCI pipe.
- v) All W.C. shall be provided with high/low levels flushing cistern. It shall be mandatory for the firm to provide dual/two button or lever flush toilets. The capacity of flushing cistern shall be 5 liters for full discharge and 2.5 liters for half discharge.
- vi) All pipes from waste water stack of I.C. and I.C. to manhole shall be 100mm dia as shown on the plans.
- vii) Suitable approach/ventilation arrangement shall be provided for providing inspection window /duct etc. for repairing of piping system.
- viii) The firm has proposed disposal of sewage through proposed Sewerage Treatment Plant. Thus, it may be made clear to the firm that the same shall be as per IS norms and there will be no pollution due to disposal of sewage.
- ix) The builder will not resort to manual scavenging by engaging any person for cleaning of Sewerage System.

3. STORM WATER DRAINAGE:-

- i) The firm has provided twin level basements for parking of cars. The runoff of the wash water / rain water accumulated in the basements shall be collected through covered channels and discharged to the

- different places and from there the same shall be pumped using pumps of 30 LPM capacity at 14.00 Mtrs. Head. Thus, it may be made clear to the firm that he will be solely responsible for pumping out of rain water / wash water etc. at the time and 100% stand by 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 dispose of rain water into external system of the Town or natural drain/creek which is existing.
 - iii) All rain water stack pipes shall be 100/150/200mm dia pipes as shown on the plan.
 - iv) It may be made clear to the firm that roof top rain harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable and shall be kept operational all the time.
 - v) The design of rain water harvesting pit, as shown on the plans, may not be treated as approved by this office.

4. FIRE FIGHTING:-

It may be made clear to the firm that the appropriate provision for firefighting arrangement, as required in the NBC/ISI, should be provided by the firm and fire fighting safety certificate shall be obtained before undertaking any construction. The firm shall be solely responsible for firefighting arrangement.

5. GENERAL:-

- i) Recycled water is proposed to be utilized for flushing purposes. The firm has made provision of separate flushing line, storage tank, metering system, pumping system and plumbing. It may be clarified to developer that no tap or outlet of any kind will be provided from the flushing lines/plumbing lines for recycled water except for connection to the cistern of flushing tanks and any scouring arrangement. Even ablution taps should be avoided.
- ii) No cross connection between recycled water system and potable water system shall be made.
- iii) All plumbing pipes fittings, valves will be of red color or painted red. In case of embedded pipes, marker tapes of Red Color at suitable intervals shall be fixed. The underground and overhead tanks should have, "Recycle water not fit for drinking" and other warning signs embossed/marked on them.
- iv) Recycled water pipes and potable water pipes will be fixed in separate chases and a minimum horizontal distance of 6" (150mm) will be maintained between them. In case of cross suitably colored/taped sleeve shall be used.
- v) The colonizer/firm will provide appropriate pipes (both up and down) for solar water heating system.
- vi) Recycle Water pipes, fittings, Appliances, Valves, taps, meters, hydrants will be of Red Color or painted red.
- vii) Sign and symbols signifying and clearly indicating "Recycle Water" "Not fit for Drinking" must invariably be stamped/ fixed on outlets, Hydrants Valves both surface and subsurface, Covers and at all conspicuous places of recycle distribution system.
- viii) Detectable marker tapes of red color bearing words "Recycle Water" should be fixed at suitable interval on pipes.

- vii) Octagonal covers, red in color or painted Red and words "Recycle Water-Not for Drinking" embossed on them should be used for recycled water.
- ix) The firm will have to pay the proportionate cost of external development charges on gross acreage basis as and when determined by HUDA/State Govt. These charges will be modifiable as and when approved by HUDA/State Govt. and will be binding upon the firm.
- x) Alternative source of electricity shall be provided by the firm for functioning water supply, sewerage, SWD, scheme by providing Gen. Set of required capacity.
- xi) All pipes, fixture fitting pumps, Gen. Set and filtration plants etc. shall conforming to relevant IS specification and ISI marked.
- xii) The responsibility of laying and maintaining (including quality, design etc.) of all Public Health Services shall be entirely of the owner/superintendent Architect/Engineer of the Scheme.

NOTE:- This report shall supercede the comments/report sent vide this Memo No. SE(HQ)/ HUDA/ 292 dated 4.6.2013, regarding Townships 1, 2, 8, 9, Community Building, Shops-2 & Nursery School in Panchkula only.

The Implementation of instruction issued by Hon'ble NGT during hearings held in OA No. 21 of 2014 and OA No. 95 of 2014 in the matter of Vardhman Kaushik V/s. Union of India and Ors, shall be complied with in the construction work.

The developer has not revealed source of water proposed to be used for construction activities on the subject cited site. As such, building plans shall not be released after the firm submits requisite NOC/ permission regarding source of water for construction activities please.

DA/- Building Plans.
(3 Sets)

24/12/15
Superintending Engineer
HUDA, Panchkula.