

**From:** dtp gurugram <dtppgn.buildingplan@gmail.com>

**Date:** 28 January 2020 at 8:42:23 PM IST

**To:** ashu@arcop.co.in

**Cc:** sandeep.kumar@birlaestates.com, akhil.kumar@anantrajlimited.com

**Subject: Approval of Proposed Residential Building Plan of Plot No.1, 2, 4, 6, 8, 9, 10, 11, 12A, 14, 19, 20, 21, 24, 25, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45 (Total- 33 Plots), Pocket-H, Plot No.1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 12A, 14 (Total-14 Plots) Pocket-D and Plot No.1, 2, 3, 4, 5, 6, 7, 8, 9, 12A, 14, 15, 16, 17, 18, 19, 20, 24 (Total-18 Plots) Pocket-G, Avarna Projects LLP Part of Anantraj Estates, Sector-63A, Gurugram under self -certification policy**

Dear Architect,

The proposed building plans under subject matter as received in this office under self-certification policy have been checked vis-à-vis zoning provisions and provisions of HBC-2017 in reference to setbacks, height, position of gate, FAR and ground coverage and found correct. Please ensure that rest of provisions of HBC-2017 as well as ownership /other parameters are complied with /again ensured, before issuing approval to the owner /applicant and ensure that approval letter and approved building plan are submitted by you in this office. A copy of approval letter may also be submitted to concerned colonizer. Further, in case of your withdrawal of professional services in respect of subject cited, plots the intimation regarding the same must be conveyed immediately alongwith reasons thereof, to this office under intimation to District Town Planner (Enf.), Gurugram and you shall be liable to follow the measures prescribed in the Self Certification Policy, failing which action as per Act /Rules/Policy shall be initiated. Your application has been considered and the technical approval is granted as per the provisions of HBC-2017 and the prevailing policy parameters. Further, the following condition should be Imposed in BRS-III issued by you to the applicant:-

1	That you shall abide by the terms & conditions of the license.
2	That you shall abide by the Punjab Scheduled Roads and Controlled Area restriction of Unregulated Development Act, 1963 and rules framed there under.
3	The building plans shall be treated as cancelled if plot falls in unlicensed area.
4	The subject cited approval is valid for two years.
5	This plan is being approved without prejudice to the validity of the license of the colony.
6	You shall get the setbacks of your building(s) checked at plinth level and obtain a certificate from this office before proceeding with the super structure.
7	That you shall get occupation certificate from competent authority before occupying the above said building.
8	That you shall provide rain water harvesting system as proposed in the building plan.
9	That responsibility of the structural design & structural stability against the earthquake of the building block shall be solely of the Architect / Owner.
10	That you shall not use the proposed building other than residential purposes and shall not raise any further construction without getting the approval of competent authority otherwise this approval shall be automatically cancelled

	and appropriate action as per rule will be initiated.
11	That you shall not apply for occupation certificate till all the development works in the licensed colony are completed and functional.
12	Solar assisted water heating system shall have to be provided as per prevailing Government Policies / Norms.
13	That licensee shall abide by the conditions as declared in the affidavit. If you breach any of the conditions laid down in the said affidavit the approval of building plan deemed to be cancelled.
14	That you shall also comply with the conditions as approved/conveyed from time to time by the Govt.
15	That you shall adhere to the guidelines issued by Director General, Town & Country Planning on 14.05.2015 (Circulated by this office on 27.05.2015) in reference to orders dated 10.04.2015 of Hon'ble National Green Tribunal in O.A. No. 21 of 2014 i.e. Vardhman Kaushik Vs. Union of India & Ors and order dated 21.04.2017 passed by Commissioner, Municipal Corporation, Gurugram (MCG) regarding construction & demolition waste management at site.
16	This sanction will be void abnatio if any of the conditions mentioned above are not complied with.
17	These plots does not fall in NPNL category as undertaken by Anant Raj Ltd. dated 10.01.2020 and therefore shall not be considered under NPNL by any means.
18	The building plans of these plots are approved in reference to the undertaking submitted by Anant Raj Ltd. vis-à-vis policy instructions dated 08.07.2015 related to services.
19	It is also directed to obtain the PH services report from concerned XEN's HSVP before issuance of BRS-III to the applicant.
20	You shall submit the BRS-III alongwith copy of plans duly signed by you related to all these plots in 15 days of this technical approval.

In addition to above, it is also directed to obtain the PH services report from concerned XEN's HSVP before issuance of BRS-III to the applicant.

The copy of BRS-III shall also be endorsed to Regional Officer of Haryana State Pollution Control Board, Gurugram.

With Regards  
DTP (P), GGN