

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).

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	08/20/12
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

MATERIALS BY APPROXIMATE	
1	...
2	...
3	...
4	...
5	...
6	...
7	...
8	...
9	...
10	...
11	...
12	...
13	...
14	...
15	...
16	...
17	...
18	...
19	...
20	...
21	...
22	...
23	...
24	...
25	...
26	...
27	...
28	...
29	...
30	...

NOTES

1. DIMENSIONS ARE NOT TO BE SCALE
2. ALL DIMENSIONS ARE IN MM
3. ALL ELECTRICAL INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) & THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70E
4. ALL FIRE PROTECTIVE DEVICES SHALL BE IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 72
5. ALL MECHANICAL SYSTEMS SHALL BE IN ACCORDANCE WITH THE NATIONAL MECHANICAL ASSOCIATION (NEMA) & THE INTERNATIONAL MECHANICAL ENGINEERING ASSOCIATION (IPEAC)
6. ALL MECHANICAL SYSTEMS SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL ENGINEERING ASSOCIATION (IPEAC)
7. ALL MECHANICAL SYSTEMS SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL ENGINEERING ASSOCIATION (IPEAC)
8. ALL MECHANICAL SYSTEMS SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL ENGINEERING ASSOCIATION (IPEAC)
9. ALL MECHANICAL SYSTEMS SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL ENGINEERING ASSOCIATION (IPEAC)
10. ALL MECHANICAL SYSTEMS SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL ENGINEERING ASSOCIATION (IPEAC)

REVISIONS

NO. 1. DATE 08/20/12 BY [Signature]

NO. 2. DATE [] BY []

NO. 3. DATE [] BY []

NO. 4. DATE [] BY []

NO. 5. DATE [] BY []

NO. 6. DATE [] BY []

NO. 7. DATE [] BY []

NO. 8. DATE [] BY []

NO. 9. DATE [] BY []

NO. 10. DATE [] BY []

NO. 11. DATE [] BY []

NO. 12. DATE [] BY []

NO. 13. DATE [] BY []

NO. 14. DATE [] BY []

NO. 15. DATE [] BY []

NO. 16. DATE [] BY []

NO. 17. DATE [] BY []

NO. 18. DATE [] BY []

NO. 19. DATE [] BY []

NO. 20. DATE [] BY []

NO. 21. DATE [] BY []

NO. 22. DATE [] BY []

NO. 23. DATE [] BY []

NO. 24. DATE [] BY []

NO. 25. DATE [] BY []

NO. 26. DATE [] BY []

NO. 27. DATE [] BY []

NO. 28. DATE [] BY []

NO. 29. DATE [] BY []

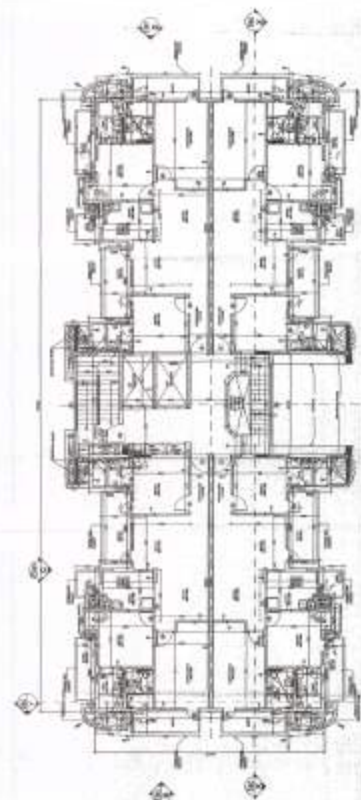
NO. 30. DATE [] BY []

OWNER
DESIGNER
DATE
SCALE
PROJECT

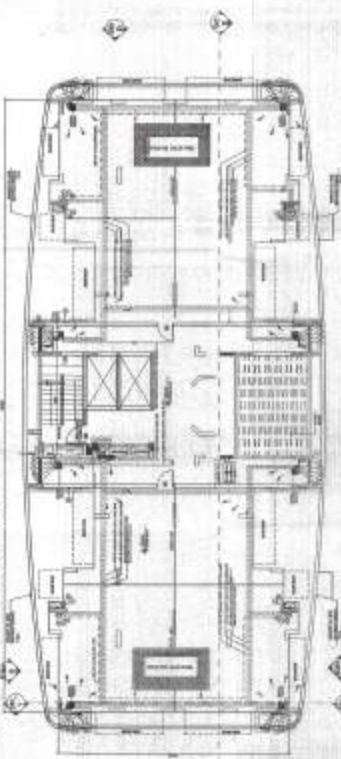
DESIGN FORUM INTERNATIONAL
 10000 W. CENTRAL EXPRESSWAY
 SUITE 100
 DALLAS, TEXAS 75243
 TEL: 972.343.1111
 FAX: 972.343.1112
 WWW.DFI.COM

PROJECT NO. A-22
DATE 08/20/12
SCALE AS SHOWN
PROJECT NAME []

[Signature]
 PROJECT MANAGER



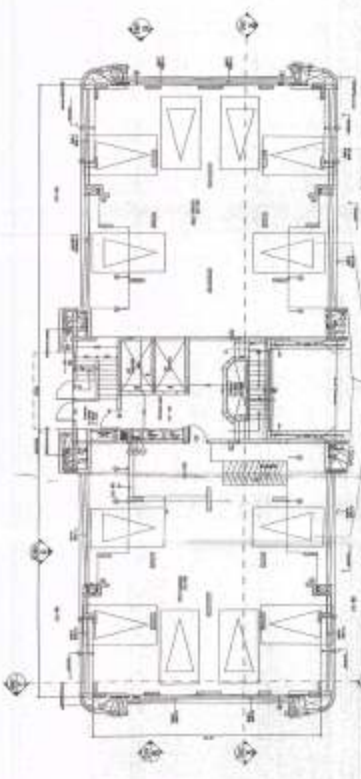
TYPICAL FLOOR (13TH TO 17TH FLOOR)



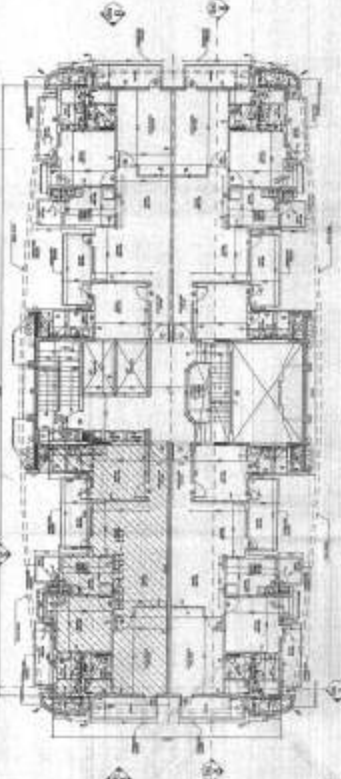
TERRACE PLAN



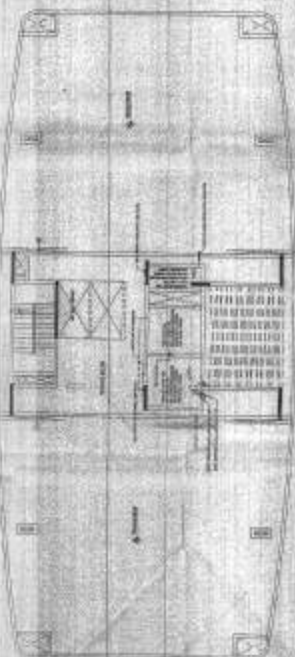
MUMMY TERRACE LVL



STILL PLAN



18TH FLOOR PLAN



WATER TANK LVL

- 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.

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

- ii) 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 15 mm dia.
- iii) 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 must be seen by your office.
- iv) 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 the firm will be solely responsible for boosting arrangement all the time to come.
- v) The alternative arrangement of power supply such as Generator set of suitable capacity shall be provided by the firm during failure of electricity.
- vi) 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 by the owner to DGTC (Hr.) at the time of grant of Occupation Certificate.

2. SEWERAGE:-

- i) All external sewerage lines should not be less than 200mm dia S.W. Marked
- ii) All soil pipes connect on 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. Soil stack shall be 100mm dia HCl pipe.
- iv) All P.T. shall be minimum 75mm dia HCl 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 valves for all 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 all manholes 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 bidder will not resort to manual scavenging by engaging any person for clearing of Sewerage System.

3. STORM WATER DRAINAGE:-

- i) The firm has provided down level basements for parking services. The rain water / wash water / rain water accumulated in the basements shall be collected through covered channel of 100mm dia.

हरियाणा नगरी विकास प्राधिकरण
Haryana Urban
Development Authority

Tel: 2572441
Fax: 2564656
Website: www.huda.org.in
Email: info@huda.org.in
Address: C-3, HUDA HQ Sector-6
Panchkula

From: *3/6/16*
The Superintending Engineer (HQ),
HUDA, Panchkula.

To: *21/10/16*
The Chief Town Planner-Cum-
Chairman Building Plan
Approval Committee,
O/O The Director General,
Town and Country Planning,
Maryana, Chandigarh.

21-10-16
SDP/BS

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/BS/2016/6624 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)/252 dated 4.6.2013.

1. The revised building plans for setting up of Group Housing Colony set
up by M/S. Chintal 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:-

(i) 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.

- different places and from there the same shall be pumped using pumps of 300 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. all 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 off 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/IS:1, 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 pumping. 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 ablation 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 over head 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 colony/firm will provide appropriate pipes (both up and down) for solar water heating system.
- vi) Recycle Water pipes, fittings, Appurtenances, 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/fixd 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 of water supply, sewerage, SWD, scheme by providing Gen. Set of required capacity.
- xi) All pipes, fixture fitting pumps, Gen. Set and filtration plans 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 supersede the comments/report sent vide this office Memo No. SE(HQ)/ HUDA/ 292 dated 4.6.2013, regarding Townships 1, 2, B, & Community Building, Shops-2 & Nursery School in Panchicula 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 in the subject cited site. As such, building plan shall not be released after the firm submits requisite NCC/ permission regarding source of water for construction activities please.

DA,/- Building Plans.
(3 Sets)

20/10/14
Superintending Engineer
HUDA, Panchicula.

