

BR-III  
(See Rule 44)

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA  
SCO-71-75, SECTOR-17-C, CHANDIGARH.  
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Memo No. ZP-101/AD(RA) /2016/ 17135 Dated:- 16/8/2016

To

Monika Infrastructure Pvt. Ltd  
Sector-53, Golf Course Road,  
Gurgaon.

Subject: - Approval of revised building plans of Commercial Colony measuring 3.1918 acres (Licence No. 05 of 2001 dated 31.08.2001 and Licence No. 115 of 2004 dated 27.07.2004) in Sector-53 Gurgaon Manesar Urban Complex being developed by Monika Infrastructure Pvt. Ltd.

Reference your application dated 29.06.2015 and subsequent letter dated 10.03.2016 for permission to re-erect the buildings in Commercial Colony measuring 3.1918 acres in Sector-53, Gurgaon Manesar Urban Complex, in accordance with the plans submitted with it.

The building plans were approved provisionally vide this office memo no. 6100 dated 28.03.2016 for the purpose of inviting objections/suggestions. STP, Gurgaon vide memo no. 770 dated 16.06.2016 has informed that no objection has been received from any allottee in respect of the amendments made in the building plans. Further vide undertaking submitted in the office of STP, Gurgaon, dated 23.05.2016; you have also confirmed that no objection from any allottee has been received in your office. Hence, permission for construction for subject cited plans approved provisionally vide above memo is hereby granted 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 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 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 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 Service, 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 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 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 apply for occupation certificate as per the provisions of Rule 47 (1) of the Punjab Schedule Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 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.
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.
14. You shall comply with the conditions laid down in the Memo No. 28 dated 19.01.2016 of Superintending Engineer (HQ), HUDA, Panchkula (copy enclosed).
15. GENERAL: -
- (i) 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.
  - (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 strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
  - (iv) 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.
  - (v) 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.
  - (vi) That the colonizer/owner shall use only Light-Emitting Diode (LED) Lamps fitting for internal lighting as well as Campus lighting.
  - (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 group housing colony.
  - (x) 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.

- (xi) 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.

16. 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).

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

~~DA/As above~~



(Rajesh Kaushik)

District Town Planner (HQ),

Member Secretary,

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

Memo No. ZP-101/AD(RA)/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.
6. District Town Planner (Enf.), Gurgaon.
7. Nodal Officer, website updation.

(Rajesh Kaushik)

District Town Planner (HQ),

Member Secretary,

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