

BR-III
(See 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.tcpharyana.gov.in

Memo No. ZP-556/JD (BS)/2012/ 5150

Date:- 10/4/12

To

Orris Infrastructure Pvt. Ltd.
J-10/5, DLF Phase-II,
M.G. Road,
Gurgaon-122002.

Subject: -Approval of revised building plans of Group Housing Scheme measuring 25.018 acres and additional land measuring 4.05 acres (License No. 39 of 2009 dated 24.07.2009 and License No. 99 of 2011 dated 17.11.2011) Total land 29.068 acres in Sector-85, Gurgaon Manesar Urban Complex being developed by Orris Infrastructure Pvt. Ltd.

Reference your application dated 05.12.2011 and subsequent letter dated 15.02.2012 for permission to erect the buildings in Group Housing Scheme measuring 29.068 acres (License No. 39 of 2009 dated 24.07.2009 and License No. 99 of 2011 dated 17.11.2011) in Sector-85, 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 thereunder alongwith 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) All material to be used for erection of building shall conform to I.S.I. and N.B.C. standards.
- b) No walls/ceiling shall be constructed of easily inflammable material and staircases shall be built of the fire resisting material as per standard specification.
- c) 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 allowed 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 Block	Capacity of tank for Domestic uses (In Liters.)	Up pipe (In MM)	Down pipe (In MM)
1.	Tower-A1 & A2 (Dom)	2x16000	50 mm	65/50/40/32/25/20mm
	Flushing	2x9000	32 mm	40/32/25/20 mm
2.	Tower-B1 & B2 (Dom)	2x11000	40 mm	65/50/40/32/25/20mm
	Flushing	2x6000	25 mm	40/32/25/20 mm
3.	Tower-B3 to B6, C1 & C2, 3A to 3E, 3F to 3J (Dom)	16x14000	50 mm	65/50/40/32/25/20mm
	Flushing	16x7000	32 mm	40/32/25/20 mm
4.	Tower-D1 to D3 & D6 (Dom)	4x7000	32 mm	50/40/32/25/20mm
	Flushing	4x3000	25 mm	40/32/25/20 mm
5.	Tower-D2 & D5 (Dom)	2x7000	32 mm	50/40/32/25/20mm
	Flushing	2x4000	25 mm	40/32/25/20 mm
6.	Tower-2A	1x25000	50 mm	65/50/40/32/25/20mm
	Flushing	1x10000	32 mm	40/32/25/20 mm
7.	Tower-4I (Dom)	1x7000	32 mm	50/40/32/25/20mm
	Flushing	4x3000	25 mm	40/32/25/20 mm
8.	Tower-3K, 3N, 3P, 3L, 3M, 3O, 4A, 4C, 4D & 4F (Dom)	10x8000	32 mm	50/40/32/25/20mm
	Flushing	10x4000	25 mm	40/32/25/20 mm
9.	Tower-4B & 4E (Dom)	2x10000	32 mm	50/40/32/25/20mm
	Flushing	2x5000	25 mm	40/32/25/20 mm
10.	Villas 33 No's (Dom)	33x3000	25 mm	32/25/20mm
	Flushing	33x1000	20 mm	25/20 mm
11.	EWS-I (Dom)	1x22000	50 mm	65/50/40/32/25/20 mm
	Flushing	1x12000	40 mm	40/32/25/20 mm
12.	EWS-II (Dom)	1x9000	32 mm	40/32/25/20 mm
	Flushing	1x4000	25 mm	32/25/20 mm
13.	Nursery School	1x2500	20 mm	25/20 mm
14.	Primary School 2 No's	2x5000	25 mm	32/25/20 mm
15.	Community Centre-I & II (Dom)	2x7000	32 mm	40/32/25 mm
	Flushing	2x3000	25 mm	32/25/20 mm
16.	Shopping-I & II	2x1500	20 mm	25/20 mm
	Flushing	2x1000	20 mm	25/20 mm
17.	Swimming Pool	200 KL		
	UGT (Dom)	200+320 = 520 KL At two locations.		

- (ii) In let 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 sole 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 W.C. shall be provided with high / low level flushing cistern. The capacity of flushing cistern shall be of 8 Ltrs.
 - (v) All F.T. shall be 75 mm dia.
 - (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 except A1, A2, B1, B2, EWS-I and Villas and twin level basement under Tower 4A to 4F, 3K & 3L for parking/service 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 you by providing pumps of 350 LPM capacity at 17.00 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 as per Central Water Ground Authority norms/Haryana Govt. Notification as applicable and shall be kept operational all the time.
17. GENERAL:-
- (i) The replacement water shall be disposed off by using the same for watering of landscaped area in their colony or the same is disposed off into the rain water harvesting system.
 - (ii) 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.
 - (iii) All pipes, fixtures, fitting, pumps, Gen. set and filtration plant etc. shall be conforming to relevant IS specification and ISI marked.
 - (iv) You shall provide the minimum openable 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%.
 - (v) 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.
 - (vi) 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.

- (vii) That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
- (viii) That if any, site for Electric Sub Station is required same will be provided by you in the group housing colony.
- (ix) That you shall deposit the labour cess in future, time to time as per construction of work done at site.
- (x) That you shall submit the soft copy of the approved building plans of this scheme within one week to this office from the issuance of this letter.
- (xi) 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.
- (xii) No cross connection between recycled water system and potable water system shall be made.
- (xiii) All plumbing pipes fittings, valves of flushing system pipe 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.
- (xiv) 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 suitable colored/taped sleeve shall be used.
- (xv) The coloniser/firm will provide appropriate pipes (both up and down) for solar water heating system.
- (xvi) That the owner shall construct the EWS flats within 2 years and give the advertisement in the newspapers for inviting the application for EWS flats in their Group Housing Colony within 12 months from the issuance of this sanction letter.
- (xvii) That no separate zoning plan is approved for community sites earmarked within a Group Housing Colony. The community buildings shall constructed within a period of three years. The time period of three years for construction of community sites shall start from the issuance of this sanction letter. In case of failure to do so, the Government may take over the community site in accordance with the provisions of Section 3(3)(a)(iv) of the Act No. 8 of 1975.
- (xviii) a. Invite objections from the existing allottees regarding the said amendment in the building plans through an advertisement to be issued in at least three of the following daily newspapers Times of India, Hindustan times, Indian Express, The Tribune, (English) Danik Jagran, Danik Bhaskar and Hindustan (Hindi) having wide circulation, within a period of 10 days from the issuance of approval.
b. The allottees may be granted 30 days time to file their objections in the office of Senior Town Planner, Gurgaon. During this 30 days period the original building plans as well as the amended building plans shall be available in the office of the colonizer as well as in the office of Senior Town Planner, Gurgaon for reference of the general public.

c. The objections received, if any, shall be examined by the office of Senior Town Planner, Gurgaon and report shall be forwarded to DG,TCP, Haryana. After giving an opportunity to the colonizer to explain its position in the matter, the DG,TCP, Haryana, within a period of 90 days from the issuance of the advertisement, may decide to make amendments in the building plans, which shall be binding upon you.

(xix) That you shall not give the advertisement for booking/sale of flats and shall not book any flats till the date upto which objection can be filed by existing allottees or till the decision on objections received, if any, by the office of Senior Town Planner, Gurgaon.

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.

Endst. No:- ZP-556/JD(BS)/2012/_____ Date:-_____

A copy is forwarded to the following for information: -

1. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
2. Commissioner, Municipal Corporation, Gurgaon.
3. Senior Town Planner, Gurgaon alongwith one set of building plans. These building plans should be made available for general viewing in your office. Any objections received within 30 days of publication of notice may be intimated to this office.
4. Superintending Engineer (HQ) HUDA.
5. Distt. Town Planner, Gurgaon.
6. Distt. 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.