

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-1093/AD (RA) /2015/ 30078 Dated:- 9/11/15

To

Sh. Jai Parkash & others,
C/o Suncity Projects Pvt. Ltd.,
N-49, 1st Floor, Cannaught Place,
New Delhi- 110001.

Subject:-Approval of building plans of Affordable Group Housing Colony measuring 5.0 acres (Licence No. 03 of 2015 dated 19.06.2015) in Sector-102, Gurgaon Manesar Urban Complex being developed by Sh. Jai Parkash & others in collaboration with Suncity Projects Pvt. Ltd.

Reference your application dated 03.08.2015 and subsequent letter dated 14.09.2015 for permission to erect the buildings in Affordable Group Housing Scheme measuring 5.0 acres in 102, 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) 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 Affordable Housing Scheme 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 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 Scheduled 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, Gurgaon.
- (ii) Structural stability certificate duly signed by the recognized Structural Engineer.
- (iii) A clearance from Fire Safety point of view from the Commissioner, Municipal Corporation, Gurgaon.

13. The parking lots proposed in the scheme shall be exclusively for the use of flat owners/residents of the Affordable Housing Scheme. The parking lot shall not be leased out/transferred to any person who is not a flat owners/residents of the Affordable Housing Scheme. 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.	Block-A (Dom)	1x29000	65	80/65/50/40/32/25/20
	Flushing	1x16000	50	65/50/40/32/25/20
2.	Block-B (Dom)	1x29000	65	80/65/50/40/32/25/20
	Flushing	1x16000	50	65/50/40/32/25/20
3.	Block-C (Dom)	1x29000	65	80/65/50/40/32/25/20
	Flushing	1x16000	50	65/50/40/32/25/20
4.	Block-D (Dom)	1x29000	65	80/65/50/40/32/25/20
	Flushing	1x16000	50	65/50/40/32/25/20
5.	Block-E (Dom)	1x27000	65	80/65/50/40/32/25/20
	Flushing	1x15000	50	65/50/40/32/25/20
6.	Block-F (Dom)	1x18000	65	80/65/50/40/32/25/20
	Flushing	1x10000	50	65/50/40/32/25/20
7.	Block-G (Dom)	1x27000	65	80/65/50/40/32/25/20
	Flushing	1x15000	50	65/50/40/32/25/20
8.	Block-H (Dom)	1x27000	65	80/65/50/40/32/25/20
	Flushing	1x15000	50	65/50/40/32/25/20
9.	Commercial (Dom)	1x5000	32	40/32/25/20
10.	Creche (Dom)	1x3000	25	25/20
11.	Community Building (Dom)	1x4000	25	25/20
	RCC, UGT (Dom)	400 KL		

- (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. It shall be mandatory the firm to provide dual/two button or lever flush system in toilets. The capacity of flushing cistern shall be of 6 Ltrs for full discharge/3 Ltrs. for half discharge.
- (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) All external storm water drainage shall be provided suitably so as to disposal of rainwater in to the existing system of the colony.
- (ii) All rainwater stack pipe shall be 100/150/200 mm dia pipes as shown on the plans.
- (iii) It may be made clear to you that roof top rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana notification as applicable and shall be kept operational all the time.

17. GENERAL: -

- (i) You shall provide the minimum open able aperture of $1/8^{\text{th}}$ of the floor area of the habitable room and in case of kitchen the area of opening shall be increased by 25%.
- (ii) The community centre shall be included by you as a part of the common areas of the Affordable Housing Scheme while filing the declaration under the Apartment Ownership Act and such community centre shall be for the exclusive use of residents of this Affordable Housing Scheme only.
- (iii) 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. You shall apply for Environment clearance within 30 days from the issuance of this letter.

- (iv) 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.
- (v) That the colonizer/owner shall use only Light-Emitting Diode (LED) lamps fitting for internal lighting as well as Campus lighting.
- (vi) That if site for Electric Sub Station is required than same will be provided by you in the colony.
- (vii) That you shall deposit the labour cess in future, time to time as per construction done at site.
- (viii) That you shall submit the scanned copy of the approved building plans of this scheme in CD format within one week to this office from the issuance of this letter.
- (ix) Recycled water is proposed to be utilized for flushing purposes. You have made provision of separate flushing line storage tank, metering system, pumping system and plumbing. It is made clear 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.
- (x) No cross connection between recycled water system and potable water system shall be made.
- (xi) 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.
- (xii) 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 colored/taped sleeve shall be used.
- (xiii) 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.
- (xiv) All pipes, fixtures, fitting, pumps, Gen. set and filtration plan etc. shall be conforming to relevant IS specification and ISI marked.
- (xv) That you shall provide appropriate pipes (both up and down) for solar water heating system.

- (xvi) 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 user, Braille symbols and auditory signals in elevators or lifts and other relevant measures for Hospitals, Primary Health Centres and other medical care and rehabilitation units.
- (xvii) 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
- (xviii) The responsibility of laying and maintain (including quality and design etc.) of internal public health services shall be entirely of the owner/supervising Architect/engineer of the scheme.
- (xix) That you shall obtained the approval of Power Load Requirement from the DHBVN and submit in this office within two months from the issuance of this letter.
- (xx) That you shall abide by the terms and conditions of Affordable Group Housing Scheme issued vide notification no PF-27/48921 dated 19.08.2013.
- (xxi) That you shall give the advertisement as per the instructions issued vide memo no. 15752 dated 18.07.2014.
- (xxii) You shall ensure the installation of solar photovoltaic power plant as per provision of Notification no. 22/52/2005-5 power dated 03.09.2014 of Haryana Government Renewable Energy Department.
- (xxiii) 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.
- (xxiv) That you shall not construct the building beyond 30.00 metres without obtaining the NOC from AAI.

18. Environment:-

- (i) That you shall strictly comply with the directions of MOEF Guidelines, 2010 while raising construction.
- (ii) You shall put tarpaulin on scaffolding around the area of construction and the building. You are also directed that you shall not store any construction material particularly sand on any part of the street/road.
- (iii) The construction material of any kind that is stored in the site will be fully covered in all respects so that It does not disperse in the Air in any form.
- (iv) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that

the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.

- (v) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
- (vi) The vehicles carrying construction material and construction debris of any kind should be cleaned before it is permitted to ply on the road after unloading of such material.
- (vii) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- (viii) Every owner and or builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relatable to dust emission.
- (ix) It shall be the responsibility of every owner/builder to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
- (x) All to take appropriate measures and to ensure that the terms and conditions of the earlier order and these orders should strictly comply with by fixing sprinklers, creations of green air barriers.
- (xi) Compulsory use of wet jet in grinding and stone cutting.
- (xii) Wind breaking walls around construction site.
- (xiii) That you shall ensure that least dust has emitted into air/atmosphere and all steps are taken to prevent the same.
- (xiv) That you shall increase the 'tree cover' area by planting large number of trees of various species depending upon the quality content of soil and other natural attendant circumstances.
- (xv) That you shall provide the green belt around the building which is to be constructed.
- (xvi) If any person, owner and or builder is found to be violating any of the conditions stated in this order and or for their non-compliance such person, owner, builder shall be liable to pay compensation of ₹ 50,000/- per default in relation to construction activity at its site and ₹ 5,000/- for each violation during carriage and transportation of construction material, debris through trucks or other vehicles, in terms of Section 15 of the NGT Act on the principle of Polluter Pay. Such action would be in addition not in derogation to the other action that the Authority made take against such builder, owner, person and transporter under the laws in force.

- (xvii) All the owners/builders shall ensure that the construction & demolition waste shall be removed from the site and transported to the solid waste disposal site.
- (xviii) It is made clear that even if constructions have been started after seeking Environmental Clearance under the EIA notification 2006 and after taking other travel but is being carried out without taking the preventive and protective environmental steps as stated in this order and MOEF guidelines, 2010, the State Government, SPCB and any officer of any department as aforesaid shall be entitled to direct stoppage of work.

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

DA/ One set of Building Plans.



(Ravi Sihag)

District Town Planner (HQ),
Member Secretary,

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

Endst. No:- ZP-1093/AD(RA)/2015/_____

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 w.r.t. his office Memo. No. 675 dated 07.09.2015.
3. Senior Town Planner, Gurgaon.
4. Superintending Engineer (HQ) HUDA, Panchkula.
5. District Town Planner, (HQ) PP.
6. District Town Planner, Gurgaon alongwith one set of Building Plans.
7. District Town Planner (Enf.), Gurgaon.

DA/ One set of Building Plans.

(Ravi Sihag)

District Town Planner (HQ),
Member Secretary,

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