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To

Regd. Post

M/s Chintels India Ltd.
A-11, Kailash Colony,
New Delhi.

Memo No. LC-1108-B-JE(VA)-2011-26338 Dated: 30/12/11

Subject:- **Grant of license for setting up of RESIDENTIAL GROUP HOUSING COLONY on the additional land measuring 8.294 acres falling in the revenue estate of village Babupur, Sector 109, Distt. Gurgaon.**

Ref. Your application dated 01.03.2011 on the above noted subject.

Your request for the grant of license under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Haryana Development and Regulation of Urban Areas Rules, 1976 framed thereunder for the development of a **RESIDENTIAL GROUP HOUSING COLONY** on the additional land measuring 8.294 acres falling in the revenue estate of village Babupur, Sector 109, Distt. Gurgaon has been examined/considered by the Department and it is proposed to grant license to you. You are, therefore, called upon to fulfill the following requirements/pre-requisites laid down in Rule 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of 60 days from the date of issuance of this notice, failing which the grant of license shall be refused.

To furnish the bank guarantee on account of Internal Development Charges for the amount calculated as under:-

1. **INTERNAL DEVELOPMENT WORKS (IDW)**

- | | | |
|----|--|-----------------|
| A) | Tentative rates for GH
@ ₹ 50.00 Lac per acre | = ₹ 414.70 Lac |
| B) | 25% B.G. on account of IDW | = ₹ 103.675 Lac |

2. **EXTERNAL DEVELOPMENT CHARGES (EDC)**

- | | | |
|----|--|---------------------|
| A) | Charges for GH Development
(@ ₹ 213.30 Lac/acre) | = ₹ 1760.264649 Lac |
| B) | Charges for Commercial Component
(@ ₹ 284.603 Lac/acre) | = ₹ 11.802468 Lac |
| C) | Total cost of Development | = ₹ 1772.067117 Lac |
| D) | 25% bank guarantee required | = ₹ 443.01678 Lac |

It is made clear that the Bank Guarantee of Internal Development Works has been worked out on the interim rates and you have to submit the additional bank guarantee if any, required at the time of approval of Service Plan/Estimate according to the approved layout plan. With an increase in the cost of construction and an increase in the number of facilities in the layout plan, you would be required to furnish an additional bank guarantee within 30 days on demand.

D.G.T.C.P. (lit.)

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In the event of increase of rates of external development charges, you will have to pay the enhanced rates of external development charges as finally determined and as and when demanded by the DGTCP, Haryana and furnish additional bank guarantee and submit an undertaking in this regard.

1. To execute two agreements i.e. LC-IV & LC-IV-A Bilateral Agreement on Non-Judicial Stamp Paper of ₹ 3/-. Two copies of specimen of the said agreement are enclosed herewith for necessary action.
2. To deposit an amount of ₹ 54,88,347/- on account of conversion charges and amount of ₹ 47,58,220/- on account of balance license fee through bank draft in favour of Director, Town & Country Planning, Haryana, payable at Chandigarh.
3. ✓ To furnish an undertaking that you will deposit an amount of ₹ 2,10,41,572/- on account of Infrastructure Development Charges @ ₹ 625/- per sq m for GH area and ₹ 1000/- per sq m for Commercial Component in two equal installments after grant of license. First installment shall be payable within 60 days and second installment within six months from the date of grant of license, failing which 18% interest PA will be charged.
4. ✓ To submit an undertaking that you will construct 24/30 m wide internal circulation road falling through your site side at your own costs and the entire road shall be transferred free of cost to the Government.
5. ✓ To furnish an undertaking that portion of sector road, service road and internal circulation plans road which shall form part of the license area, will be transferred free of cost to the Government in accordance with the provisions of section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Area Act, 1975.
6. ✓ To submit an undertaking that you will integrate the services with the HUDA services as and when available.
7. ✓ To submit an undertaking that you will have no objection to the regularization of the boundaries of the licensed land through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding upon the colonizer.
8. ✓ To submit a certificate from the District Revenue Authority stating that there is no further sale of the land applied for license till date and applicant companies are owner of the land.
9. ✓ That you shall submit NOC from the Ministry of Environment & Forest, Govt. of India with respect to their notification dated 14.09.2006 and clearance regarding PLPA, 1900 from competent authority before executing development works.
10. ✓ To submit an undertaking to the effect that you shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from external infrastructure to be laid by HUDA.
11. ✓ To submit an undertaking that you shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license to enable provision of site in your land for Transformers/Switching Station/Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.

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12. ✓ To submit an undertaking that you shall provide the rain water harvesting system as per central ground water Authority Norms/Haryana Govt. notification as applicable.
13. ✓ That the colonizer shall abide by the policy dated 03.02.2010 related to allotment of EWS plots/flats.
14. ✓ To furnish an undertaking that the development/construction cost of 24/30 m wide road/major internal road is not included in the EDC rates and you will pay the proportionate cost for acquisition of land if any, alongwith the construction cost of 24/30 m wide road/major internal road as and when finalized and demanded by the Director General Town & Country Planning, Haryana.
15. ✓ To submit an undertaking that you shall provide the Solar water heating system as per by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
16. ✓ That you will intimate your official "email ID" to the department and correspondence done by department on this ID shall be treated as official intimation & legally valid.
- 17. ✓ To submit an affidavit duly attested by 1st Class Magistrate, to the effect that you have not submitted any other application for grant of licence for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for License/change of land use under the provision of the Punjab Schedule Roads and Controlled Areas Restrictions of Unregulated Development Act, 1963.
18. ✓ That you will complete the demarcation at site within 7 days and will submit the Demarcation Plan in the office of District Town Planner, Gurgaon within 15 days of issuance of this memo.
- 2 → 19. ✓ That in compliance of Rule- 27 of Rules 1976 & Section-5 of Haryana Development and Regulation of Urban Areas Act, 1975, you shall inform account number & full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount realised from the flat holders for meeting the cost of internal development works in the colony.
20. ✓ To submit an undertaking that you shall deposit the labour cess as applicable as per rules before approval of building plans.
21. ✓ To submit an undertaking that you shall not object to the forfeiture of fee & charges against the De-licensing for 7.894 acres in terms of policy dated 17.06.2010, to enable issuance of De-licensing order.
22. ✓ That you shall submit an undertaking to the effect that you shall either apply for the license for the land falling in the alignment of 24 mtrs. wide road which is proposed for delicense within 60 days of issuance of de-license orders or will transfer this land free of cost to the Government.
23. The fee and charges being conveyed are subject to audit and reconciliation of accounts.

(T.C. Gupta, IAS)
Director General
Town & Country Planning
Haryana Chandigarh

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Endst. LC-1108-B-JE(VA)-2011/

Dated :

A copy is forwarded to the following alongwith copy of land schedule, with direction to verify demarcation at the site.

1. Senior Town Planner, Gurgaon.
2. District Town Planner, Gurgaon.
3. Account Officer (HQ), O/o DGTCP, Hry. Chandigarh.

(P. P. SINGH)

District Town Planner (HQ)

For Director General, Town & Country Planning
Haryana, Chandigarh

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To be read with LOI Memo No. 20338 Dated 30/12/11...

1. Detail of the land owned by M/s Chintels India Ltd., Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area K-M
Babupur	2	21	0-11
	3	24	8-4
		25	3-18
	11	4/1	6-18
		5/1	6-18
	12	1/1	6-14
	11	4/2	1-2
		5/2	1-2
		6/1	6-16
		7	8-0
		8/1	2-16
		14	8-0
		17/2	1-4
	12	1/2	1-2
		10/1	3-2
Total			66-7 or 8.294 acres

Director General
Town and Country Planning,
Haryana, Chandigarh
Chandigarh

From

The Director,
Town and Country Planning,
Haryana, Chandigarh.

To

- i) M/s Raj Kiran Pvt Ltd, .
ii) M/s Vidu Properties Pvt Ltd,
iii) Shri Ashok S/o Shri E.H.Soloman,
iv) M/s Madhyanchal Leasing Ltd,
v) Smt.Sukendra W/do Shri Ramesh,
vi) Shri Tara Chand s/o Sh.Raja Ram, Smt.Sushama W/o Shri Tara Chand.
C/o M/s Chintel India Ltd,
A-11, Kailash Colony, New Delhi.

Memo No. 5DP-2007/ 23396
Dated 13-9-07

Subject: Grant of licence to develop a residential group housing colony on the land measuring 19.768 acre falling in revenue estate of village Babupur, District Gurgaon.

Reference your application dated 7.9.2006 on the subject noted above.

2. Your request for grant of licence under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 framed there under for the development of a residential group housing colony on the land measuring 19.768 acres falling in the revenue estate of village Babupur, District Gurgaon has been examined/considered by the department and it is proposed to grant licence to you with a population density norm of 250 person per acre. You are, therefore, called upon to fulfill the following requirements/pre-requisites laid down in Rule-11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of 30 days from the date of issue of this notice, failing which the grant of licence shall be refused:

3. To furnish 25% bank guarantee on account of internal development works and external development charges for the amount calculated as under:-

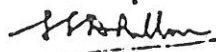
INTERNAL DEVELOPMENT WORKS:

- | | |
|-----------------------------------|-------------------------|
| i) Total Area under group housing | =19.768 acres |
| ii) Interim rate for development | =Rs.25.00 lacs per acre |
| iii) Total cost of development | =Rs.494.2 lacs |
| iv) Cost of community facilities | =Rs.111.75 lacs |
| v) Grand Total | =Rs.605.95 lacs |
| vi) 25% bank guarantee required | =Rs.151.49 lacs |

EXTERNAL DEVELOPMENT WORKS:

- | | |
|-----------------------------------|--------------------------|
| i) Total Area under group housing | =19.768 acres |
| ii) Interim rate for EDC | =Rs.104.44 lacs per acre |
| iii) Total cost of development | =Rs.2064.57 lacs |
| iv) 25% bank guarantee required | =Rs.516.14 lacs. |

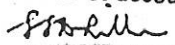
It is made clear that the bank guarantee of internal development works has been worked out on the interim rates and you will have to submit the additional bank guarantee if any, required at the time of approval of service plan/estimates according to the approved layout plan. With an increase in the cost of construction and an increase in the number of facilities in the layout plan, you would be required to furnish an additional bank guarantee within 30 days on demand.


D.T.C.
H.P.C.P.
Haryana

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The rates of external development charges for the Gurgaon Manesar Urban Complex 2021 are being determined and are likely to be finalized soon. There is likelihood of substantial enhancement in these rates. You will therefore be liable to pay the enhanced rates of external development charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana. An undertaking may be submitted in this regard.

4. To execute two agreements i.e. LC-IV and Bilateral Agreement on non-judicial stamp paper of Rs.3/-. Copies of specimen of the said agreements are enclosed herewith for necessary action.
5. To furnish an undertaking that the portion of road which shall form part of the licenced area, will be transferred free of cost to the Government in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
6. To deposit an amount of Rs.1,30,81,693/- (Rs. One crore thirty lacs eighty one thousand six hundred ninety three only) on account of conversion charges through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.
7. To submit an undertaking that you will pay the infrastructure development charges- @ Rs.625/- per sq meter for group housing area and Rs.1000/- per sq meter for commercial area in two equal installments. First installment will be within sixty days of grant of licence and second installment within six months of grant of licence. Failing which 18% PA interest will be liable for the delayed period.
8. To submit an undertaking that you shall construct 24 mtrs wide internal circulation road falling through their site at their own cost and the entire area under road shall be transfer free of cost to the Govt.
9. To submit an undertaking that you will integrate the services with the HUDA services as per the approved service plans and as and when made available.
10. To submit an undertaking that you shall have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA is finally able to acquire any land in the interest of planned development and integration of services. The decision of the competent authority shall be binding upon the coloniser.
11. That you shall submit NOC as required under notification dated 14.9.2006 issued by Ministry of Environment and Forest, Govt of India before executing development works at site.
12. To submit an undertaking that you shall obtain clearance from the competent authority if required under PLPA, 1900 and any other clearance required under any other law.
13. To submit an undertaking to the effect that you shall make arrangement for water supply, sewerage drainage etc to the satisfaction of DTCP till these services are made available from external infrastructure to be laid by HUDA.
14. The above demand for fee and charges is subject to audit and reconciliation of accounts.


Director
Town and Country Planning,
Haryana, Chandigarh.

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-353/SD (BS) /2013/ 47120 Dated:- 26/7/13

To

Raj Kiran Pvt. Ltd and others,
C/o Chintels India Ltd.
A-11, Kailash Colony,
New Delhi -110048.

Subject:- Approval of building plans of Group Housing Colony measuring 20.169 acres (Licence No. 250 of 2007 dated 02.11.2007 and Licence No. 50 of 2012 dated 17.05.2012) in Sector-109 Gurgaon Manesar Urban Complex being developed by Raj Kiran Pvt. Ltd. and others in collaboration with Chintels India Ltd.

Reference your application received on 14.01.2013 and subsequent letter dated 24.06.2013 for permission to re-erect the buildings in Group Housing Colony measuring 20.169 acres (Licence No. 250 of 2007 dated 02.11.2007 and Licence No. 50 of 2012 dated 17.05.2012) in Sector-109 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 there under along with 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.

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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 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

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- 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	Capacity of Tank of Domestic Use	Up Pipe of in mm.	Down Pipe in mm.
PART-I				
1.	Tower-1-Type-A (Dom)	1x23000 Ltrs.	65mm	80/65/50/40/32/25/20mm
	Flushing	1x13000 Ltrs.	50mm	65/50/40/32/25/20mm.
2.	Tower-2 & 5 Type-B (Dom)	2x23000 Ltrs.	65mm	80/65/50/40/32/25/20mm
	Flushing	2x13000 Ltrs.	50mm	65/50/40/32/25/20mm.
3.	Tower-3 & 4 Type-C & D (Dom)	2x44000 Ltrs	65mm	80/65/50/40/32/25/20mm
	Flushing	2x24000 Ltrs	50mm	65/50/40/32/25/20mm.
4.	EWS (Dom)	1x21000 Ltrs.	40mm	50/40/32/25/20mm
	Flushing	1x11000 Ltrs.	32mm	40/32/25/20mm
5.	Community building (Dom)	1x10000 Ltrs.	25mm	32/25/20mm
	Flushing	1x5000 Ltrs.	20mm	25/20mm
6.	Nursery School (Dom)	1x5000 Ltrs.	25mm	32/25/20mm
Part-II				
7.	Tower-A & B (4BHK) (Dom)	2x13000 Ltrs.	65mm	80/65/50/40/32/25/20mm
	Flushing	2x7000 Ltrs	50mm	65/50/40/32/25/20mm.
8.	Tower-C & D	2x11500 Ltrs.	65mm	80/65/50/40/32/25/20mm

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	Flushing	2x6500 Ltrs.	50mm	65/50/40/32/25/20mm.
9.	Tower-E, F, G & H (4 BHK) (Dom)	4x11500 Ltrs.	65mm	80/65/50/40/32/25/20mm
	Flushing	4x6500 Ltrs.	50mm	65/50/40/32/25/20mm.
10.	Tower-J (Dom)	1x11000 Ltrs.	65mm	80/65/50/40/32/25/20mm
	Flushing	1x6000 Ltrs.	50mm	65/50/40/32/25/20mm.
11.	EWS (Dom)	1x19000 Ltrs.	40mm	50/40/32/25/20mm.
	Flushing	1x10000 Ltrs.	32mm	40/32/25/20mm.
12.	Shops (Dom)	1x2000 Ltrs.	25mm	25/20mm
	Flushing	1x1000 Ltrs.	200mm	25/20mm
13.	Community building (Dom)	1x10000 Ltrs.	25mm	25/20mm
	Flushing	1x5000 Ltrs.	20mm	25/20mm
14.	Nursery School (Dom)	1x5000 Ltrs.	25mm	32/25/20mm
	UGT (Dom)	Part-I & II 200+150=350 KL		

(ii) Inlet 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 solely 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 F.T. shall be 75 mm dia.
- (v) All W.C. shall be provided with high / low level flushing cistern. The capacity of flushing cistern shall be of 8 Ltrs.
- (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 for services and parking 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 the you by providing pumps of 300 LPM capacity at 10.00

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 and shall be kept operational all the time.

17. GENERAL:-

- (i) 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.
- (ii) All pipes, fixtures, fitting, pumps, Gen. set and filtration plan etc. shall be conforming to relevant IS specification and ISI marked.
- (iii) 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%.
- (iv) 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.
- (v) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- (vi) The community centre/centres shall form part of the common areas and facilities of the group housing colony as defined under the Apartment Ownership Act and the same shall be defined as such in the deed of declaration to be filed under the Apartment Ownership Act. Such community centre/centres shall be for the exclusive use of residents of this group housing colony only. You shall submit an undertaking in the form of an affidavit to the above effect within a period of ten days from the issuance of this approval.
- (vii) 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.
- (viii) That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.

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- (ix) 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.
 - (x) That you shall deposit the labour cess in future, time to time as per construction of work done at site.
 - (xi) That if any, site for Electric Sub Station is required same will be provided by you in the group housing colony.
 - (xii) The replacement water shall be disposed off by you by using the same for watering of landscaped area in their colony or the same is disposed off into the rain water harvesting system.
 - (xiii) Recycled water is proposed to be utilized for flushing purpose. The firm has made provision of separate flushing line, storage tank, metering system, pumping system and plumbing. It is clarified 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.
 - (xiv) No cross connection between recycled water system and potable water system shall be made.
 - (xv) 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.
 - (xvi) 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 coloured / taped sleeve shall be used.
 - (xvii) Alternative source of electricity shall be provided by you for functioning of water supply, sewerage, SWD, Scheme by providing Gen. set of required capacity.
 - (xviii) The colonizer/firm will provide appropriate pipes (both up and down) for solar water heating system.
 - (xix) That no separate zoning plan is approved for community sites earmarked within a Group Housing Colony. The community building/buildings shall be constructed by the colonizer/owner as per provision of The Haryana Development and Regulation of Urban Areas (Amendment and Validation) Act No. 4 of 2012, failing which the said site shall vest in the Government.
 - (xx) That the owner shall construct the EWS flats and will make the allotment of flats as per the policy of the Department dated 08.07.2013

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as per which the complete scheme shall be floated within 4 months from issuance of part occupation certificate of the EWS flats. The eligibility criteria, guidelines for scrutiny of application and other parameters will be governed by the said policy.

- (xxi) 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.

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.

Memo No. ZP-353/SD (BS) /2013/_____

Date:-_____

A copy is forwarded to the following for information: -

1. Deputy Commissioner, Gurgaon.
 2. Commissioner, Municipal Corporation, Gurgaon.
 3. Administrator, HUDA, Gurgaon w.r.t. his office Memo. No. 223 dated 11.04.2013.
 4. Member Secretary, State Environment Impact Assessment Authority, Haryana, Bay No.55-58, Sector-2, Panchkula.
 5. Additional Director (IA), IA-Division, Ministry of Environment & Forest, Paryavaran Bhawan, CGO Complex, New Delhi.
 6. Senior Town Planner, Gurgaon, along with one set of building plans.
 7. Superintending Engineer (HQ) HUDA.
 8. District Town Planner, Gurgaon.
 9. District 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.