

BR-III  
(See Rule 44)  
DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA  
SCO-71-75, SECTOR-17-C, CHANDIGARH.  
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Website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in)

Memo No. ZP-994/AD(RA) /2015/ 1908 Dated:- 30/11/15

To

Universe Heights (India) Pvt. Ltd  
394, Southern Park, Saket, District Centre,  
New Delhi.

Subject:- Approval of building plans of Group Housing Colony measuring 13.3375 acres (Licence No. 20 of 2014 dated 11.06.2014) in Sector-33, Sohna District Gurgaon being developed by Universe Heights (India) Pvt. Ltd.

Reference your application dated 29.08.2014 and subsequent letter dated 19.01.2015 for permission to re-erect the buildings in Group Housing Colony measuring 13.3375 acres in Sector-33, Sohna, 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 5 years 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 Executive Officer, Municipal Council Sohna,, 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 Executive Officer, Municipal Council Sohna, 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 Executive Officer, Municipal Council Sohna, 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 Executive Officer, Municipal Council Sohna, unless he is satisfied that adequate fire fighting measures have been installed by you and suitable external fire fighting infrastructure has been created at Sohna, by Executive Officer, Municipal Council Sohna,. A clearance to this effect shall be obtained from the Executive Officer, Municipal Council Sohna, 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 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) 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 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. 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 in mm.	Down Pipe in mm.
1.	Tower-A-C (Dom)	1x20000 Ltrs.	65 mm	65/50/40/32/25/20mm
	Flushing	1x11000 Ltrs.	50mm	50/40/32/25/20mm
2.	Tower-B-C (Dom)	1x17000 Ltrs.	65mm	65/50/40/32/25/20mm
	Flushing	1x9500 Ltrs.	50mm	50/40/32/25/20mm
3.	Tower-C-C (3 No's) (Dom)	3x17000 Ltrs.	65mm	65/50/40/32/25/20mm
	Flushing	3x9500 Ltrs.	50mm	50/40/32/25/20mm
4.	EWS & Commercial (Dom)	3x13500 Ltrs	65 mm	65/50/40/32/25/20mm
	Flushing	3x7000 Ltrs.	50mm	50/40/32/25/20mm
5.	Meter Room	1x1000 Ltrs	25mm	25/20mm
	RCC UGT (Dom)	200 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 except below EWS and commercial 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 350 LPM capacity at 7.00 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<sup>th</sup> 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. You shall apply for Environment clearance within 30 days from the issuance of this letter.
- (v) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- (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 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.



- (ix) That you shall deposit the labour cess in future, time to time as per construction done at site.
- (x) That if site for Electric Sub Station is required same will be provided by you in the colony.
- (xi) 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 ablation taps should be avoided.
- (xii) The replacement water shall be disposed off by the colonizer by using the same for watering of landscaped area in their colony or the same may be disposed off into the rain water harvesting system.
- (xiii) Proper filtration plant shall be provided by the colonizer for filtration & recycling of the water of the swimming pools only small quantity of water shall be used for replacement of water in the swimming pool.
- (xiv) The swimming pools shall not be connected with the storm water drain for the disposal of replacement of water.
- (xv) No cross connection between recycled water system and potable water system shall be made.
- (xvi) 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.
- (xvii) 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.
- (xviii) Alternative source of electricity shall be provided by you for functioning of water supply, sewerage, SWD, Scheme by providing Gen. set of required capacity.
- (xix) The colonizer/firm will provide appropriate pipes (both up and down) for solar water heating system.
- (xx) 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.
- (xxi) That the community centre/centres shall form part of the common area 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. That the

colonizer 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.

(xxii) That you shall abide by the policies issued by the Department regarding allotment of EWS flats time to time.

(xxiii) That the colonizer shall submit the fire fighting scheme duly approved in accordance with the section 15 of The Haryana Fire Safety Act 2009 and directions issued by the Director, Urban Local bodies Haryana before starting the construction work at site.

(xxiv) 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.

(xxv) 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.

(xxvi) 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.

(xxvii) That you shall submit electric service plan estimate for approval to concerned Power utility under intimation to this office within 30 days from the issuance of this letter & get the Electrical Service Plan Estimates/Power load Requirement approved from the concerned power utility.

(xxviii) 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.

(xxix) That you shall submit the service plan estimates for approval within 30 days from the issuance of this letter.

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

DA/One set of Building Plans

Memo No. ZP-994/AD(RA) /2015/\_\_\_\_\_

A copy is forwarded to the following for information:-

1. Administrator, HUDA, Gurgaon w.r.t. his office Memo. No. 109 dated 21.01.2015
2. Senior Town Planner, Gurgaon.
3. Superintending Engineer (HQ) HUDA, Panchkula.
4. District Town Planner, Gurgaon, along with one set of building plans.
5. District Town Planner (Enf.), Gurgaon.

Encl: as above

(Karamveer Singh)  
District Town Planner (HQ),  
Member Secretary,  
For: Chief Town Planner, Haryana-cum- Chairman,  
Building Plan Approval Committee.

Dated:-\_\_\_\_\_

(Karamveer Singh)  
District Town Planner (HQ),  
Member Secretary,  
For: Chief Town Planner, Haryana-cum- Chairman,  
Building Plan Approval Committee.