

BR-III
(See Code 14 (III))
Form of Sanction

From

Director General,
Town & Country Planning Department,
Haryana, Chandigarh.
SCO-71-75, Sector-17-C, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
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To

Sepset Properties Ltd. and others,
11th Floor, Paras Twin Towers,
Sector-54, Gurgaon.

Memo No. ZP-839/AD(RA)/2016/ 21701. Dated:- 07-10-2016

Subject: - Approval of revised building plans of Tower-A, B, D, Convenient Shopping-2, Community building, EWS Block-A to E and Nursery School falling in the Group Housing Scheme measuring 13.762 acres (License No. 61 of 2012 dated 21.06.2012) in Sector-106, Gurgaon Manesar Urban Complex being developed by Sepset Properties Ltd. and others.

Reference your application dated 30.05.2016 for permission to erect the revised building plans of Tower-A, B, D, Convenient Shopping-2, Community building, EWS Block-A to E and Nursery School falling in the Group Housing Scheme measuring 13.762 acres (License No. 61 of 2012 dated 21.06.2012) in Sector-106, Gurgaon Manesar Urban Complex in accordance with the plans submitted with it.

The building plans were approved provisionally vide this office memo no. 12307 dated 17.06.2016 for the purpose of inviting objections/suggestions. STP, Gurgaon vide memo no. 923 dated 09.08.2016 has informed that no objection has been received in respect of the amendments made in the building plans. Hence, permission is hereby granted for the aforesaid construction subject to the provisions of the respective Acts and Haryana Building Code-2016 subject to the following amendments, terms and 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 in accordance to the Structure Design by Structure Engineer and certified by Proof Consultant.
- 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 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 Services, 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 commercial 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 and before grant of occupation certificate, you shall apply for occupation certificate as per the provisions of Code 23 (1) of the Haryana Building Code-2016 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.

12. 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.
13. You shall comply with the conditions laid down in the Memo No. 52 dated 01.02.2016 of Superintending Engineer (HQ), HUDA, Panchkula (copy enclosed).
14. GENERAL: -
 - (i) That the coloniser/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 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 use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 - (iv) 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.
 - (v) 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.
 - (vi) 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.
 - (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 colony.
 - (x) That you shall abide by the policies issued by the Department regarding allotment of EWS flats from time to time.
 - (xi) 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.
 - (xii) 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 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.

15. That you shall strictly comply with the directions of MOEF Guidelines, 2010 while raising construction and comply with the instructions of Director General, Town & Country Planning, Haryana, Chandigarh issued vide order dated 14.05.2015 and is also available on the Departmental Website www.tcpharyana.gov.in.
16. That the Service Plans/Estimates for electrical infrastructure shall be submitted to the concerned authority and submit the approval of the same to the Department before applying the completion certificate of the colony under Rule-16 of the Haryana Development and Regulation of Urban Areas Rules, 1976.

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



(Ravi Sihag)

District Town Planner (HQ),

Member Secretary,

For: Chief Town Planner, Haryana-cum- Chairman,

 Building Plan Approval Committee.

Memo No. ZP-839/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.



(Ravi Sihag)

District Town Planner (HQ),

Member Secretary,

For: Chief Town Planner, Haryana-cum- Chairman,

Building Plan Approval Committee.