

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA  
SECTOR-18, CHANDIGARH.

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Website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in)Memo No: -ZP-892/AD (RA)/2013/ 47504 Date:- 30/7/13.

To

Yule Propbuilt Pvt. Ltd.,  
C/o Commander Realtors Pvt. Ltd.,  
A-11, 1st Floor, Neeti Bagh,  
New Delhi-110015.

Subject:-Approval of building plans of Commercial colony measuring 2.20 acres (Licence no. 23 of 2013 dated 17.05.2013) in Sector-63-A, Gurgaon Manesar Urban Complex being developed by Yule Propbuilt Pvt. Ltd. C/o Commander Realtors Pvt. Ltd.

Reference your application dated 27.05.2013 and subsequent letter dated 28.06.2013 for permission to erect the building plans of the Commercial Colony in Sector-63-A, 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 the 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 safely from earthquake of the intensity expected under Zone-IV.
- b. All material to be used for erection of building shall conform to B.I.S and N.B.C. standards.
- c. No walls/ceiling shall be constructed of easily inflammable material and stair cases 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. 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.
5. That you shall furnish the service plan/ estimate of this scheme in accordance with approved building plans within 60 days from the date of issuance of this letter.
6. Based on the actual estimated cost of internal development of the commercial colony you shall furnish additional bank guarantee if required within 60 days of approval of the service plans.
7. The revenue rasta if any passing through the site shall be kept unobstructed.
8. If any infringement of bye-laws 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.
9. The layout showing the electric installation shall have to be got approved from the Electrical Inspector, Haryana before execution of work at site.



10. 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 favor.
11. Before grant of occupation certificate, you shall have to submit a notice of 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.
12. The basement shall be used for parking and services as prescribed in the approved zoning plan and building plans. Not more than 25% of the parking space within the shopping/commercial complex shall be allotted and this allotment shall be made only to the persons to whom shops/commercial space have been allotted. No parking space shall be allotted, leased out, sold or transferred in any manner to any third party. 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.

13. 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 the top of the building block. The capacity of the tanks as shown on the plan and down take system thereof are as under: -

Sr. No.	Name of Building Block	Capacity of tank for Domestic uses	Up pipe in mm	Down pipe in mm
1.	Main Building (Dom)	1x39000 Ltrs.	65 mm	100/80/65/50/40/32/25/20 mm
	Flushing	1x25000 Ltrs.	50 mm	80/65/50/40/32/25/20 mm
	RCC UGT (Dom)	100 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 15mm 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.

- (iii) The alternative arrangement of power supply, such as Generator Set etc. of suitable capacity shall also be provided by you during failure of electricity.

#### 14. SEWERAGE:

- (i) All external sewerage lines should not be less than 200 mm. Dia SW 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 pipes connecting F.T. to G.T. and F.T. to waste water stack shall be 100 mm/75 mm dia as shown on the plans.
- (iv) Waste water stack shall be 100mm/75mm dia pipes as shown on the plans and soil stack shall be 100mm dia.
- (v) All F.T. shall be 75mm dia.
- (vi) All W.C. shall be provided with high/low level flushing cistern. The capacity of flushing cistern shall be of 8 liters.
- (vii) All pipes from waste water stack to IC and IC to Manhole shall be of 100 mm dia pipe as shown on the plans.
- (viii) You shall provide suitable approach/ventilation arrangement by providing inspection window/ duct etc. for repairing of piping system.
- (ix) The invert level of main sewer be checked by you prior to taking of connection/ construction work.

#### 15. Storm Water Drainage

- (i) You have provided three level basements 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 you by providing pumps of 700 LPM capacity at 14.00 metres 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 alternative power supply arrangement shall also be provided by you in case of failure of electricity/ breakdown.
- (ii) All external storm water drainage shall be provided so as to disposal of rain water into the external system of the Town. You shall ensure invert level of Master Storm Water Drainage prior to taking up the work.
- (iii) All rain water stacks pipes 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 norms and shall be kept operational all the time.

16. GENERAL:-

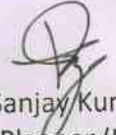
- (i) Alternative source of electricity shall be provided by you for functioning of water supply, sewerage and storm water drainage scheme by providing Gen. Set of required capacity.
- (ii) All pipes, fixtures, fitting, pumps, Gen. set Motor etc. shall be conforming to relevant IS specification and ISI marked.
- (iii) 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 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.
- (iv) No cross connection between recycled water system and potable water system shall be made.
- (v) 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.
- (vi) 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.
- (vii) The colonizer/firm will provide appropriate pipes (both up and down) for solar water heating system.
- (viii) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
- (ix) 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 (where hot water is required) block before applying for an occupation certificate.
- (x) That the coloniser/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
- (xi) 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.
- (xii) You 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.

- (xiii) That you shall deposit the labour cess in future, time to time as per construction of work done at site.
- (xiv) That you shall not construct the building beyond 30.00 metres without obtaining the NOC from AAI.
- (xv) 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.

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

DA/One set of Building Plans.

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

Memo No: - ZP-892/AD (RA)/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. 737 dated 26.07.2013.
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

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