

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
SCO NO. 71-75, SECTOR-17C, CHANDIGARH.
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Website www.tcpharyana.gov.in

Memo No. ZP-647/SD (DK)/2015/ 3584 Dated 5/3/15

To

Sonika Properties Pvt. Ltd. and Others,
Suncity Business Tower, 2nd Floor,
Golf course Road, Sector-54, Gurgaon-122002

Subject: - Approval of revised building plans of group housing colony (including Nursery School measuring 0.2 acre and Primary School measuring 1.0 acre) site area measuring 14.813 acres (Licence No. 65 of 2010 dated 21.08.2010) in Sector-36A, Rohtak.

Reference your application dated 28.10.2014 for permission to erect the buildings in group housing colony (including Nursery School measuring 0.2 acre and Primary School measuring 1.0 acre) site area measuring 14.813 acres (Licence No. 65 of 2010 dated 21.08.2010) in Sector-36A, Rohtak in accordance with the plans submitted with it.

It is to inform you that the "Provisional" building plans was approved vide this office memo No. 21814 dated 09.09.2014 with a condition that the variations should be published in three Newspapers and displayed at various locations. As per report you have issued the Public Notice on 12.09.2014 about the building plans being revised in three Newspapers namely The Tribune (English), Dainik Jagran (Hindi) and Dainik Bhaskar (Hindi). The DTP, Rohtak vide his office Endst no. 4138 dated 14.11.2014 and STP, Rohtak vide his office memo no. 490 dated 05.12.2014 have reported that no complaints/observations from the flat holders have been received on the revision of the building plans. Further, you have submitted an undertaking dated 01.12.2014 mentioning that you have not received any objection from existing flats holders/stake holders if any/general public about this revision in the building plans through a public notice in the Newspapers.

In view of above your request to consider the earlier approved "Provisional Building Plans" as "Final" has been examined and it has been decided to consider the earlier approved "Provisional" building plans vide this office memo No. 21714 dated 09.09.2014 as "Final Building Plans" and 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 license granted for this scheme.
2. The structural responsibility of the construction shall be entirely of the owner/supervising architect/ Engineer of the scheme.

[Signature]
DTP (HQA)

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 provision of NBC and relevant I.S. Code for all seismic load, all dead and live loads, wind pressure and structural safety from earth quake 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/FIRE FIGHTING:-

It is clear that the appropriate provision for Fire Fighting arrangement as required in National Building Code/ISI should be provided by you and Fire Fighting Safety Certificate shall be obtained before undertaking any construction, you shall be sole responsible for Fire Fighting arrangement.

Further, you shall also prepare and submit the plans in triplicate to Executive Officer, Municipal Committee, Rohtak 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 Committee, Rohtak 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 along with a set of plans duly signed by the Executive Officer, Municipal Committee, Rohtak within a period of 90 days from the date of issuance of sanction of building plans. Further, it is also made clear that no occupation certificate shall be issued by the Deptt till the Executive Officer, Municipal Committee, Rohtak is satisfied that adequate fire fighting measures have been installed by you. A NOC to this effect shall be obtained from the Executive Officer, Municipal Committee, Rohtak 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 DGTCP. Further, only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DGTCP shall be pre-requisite.

6. That you shall furnish the service plan/ estimate of this scheme in accordance with approved building plans within 30 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 along with BR-V regarding completion of works described in the plans and it shall be accompanied by:-
 - (i) DPC Certificate issued by DTP, Rohtak.
 - (ii) Structural stability certificate duly signed by the recognized Structural Engineer.
 - (iii) A clearance from Fire Safety point of view from the Executive Officer, Municipal Committee, Rohtak.
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 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.	Tower-T1 (Dom)	1 x 22000	65 mm	80/65/50/40/32/25/20 mm
	Flushing	1 x 12000	50 mm	65/50/40/32/25/20 mm
2.	Tower-T2, T3, T5, T6 (4 Nos.) (Dom)	4 x 17500	65 mm	80/65/50/40/32/25/20 mm
	Flushing	4 x 9500	50 mm	65/50/40/32/25/20 mm

[Signature]

3.	Tower-T4 (Dom)	1 x 29500	65 mm	80/65/50/40/32/25/20 mm
	Flushing	1 x 16000	50 mm	65/50/40/32/25/20 mm
4.	Tower-T7 & T8 (Dom)	2 x 29000	65 mm	80/65/50/40/32/25/20 mm
	Flushing	2 x 16000	50 mm	65/50/40/32/25/20 mm
5.	Tower-T9, T10 (Dom)	2 x 26000	65 mm	80/65/50/40/32/25/20 mm
	Flushing	2 x 14000	50 mm	65/50/40/32/25/20 mm
6.	Tower-T11 (Dom)	1 x 23000	65 mm	80/65/50/40/32/25/20 mm
	Flushing	1 x 12500	50 mm	65/50/40/32/25/20 mm
7.	Tower-T12 (Dom)	1 x 19000	65 mm	80/65/50/40/32/25/20 mm
	Flushing	1 x 10500	50 mm	65/50/40/32/25/20 mm
8.	Tower-T14 (Dom)	8 x 1000	65 mm	80/65/50/40/32/25/20 mm
	Flushing	8 x 500	50 mm	65/50/40/32/25/20 mm
9.	Tower-T15 (Dom)	4 x 1500	65 mm	80/65/50/40/32/25/20 mm
	Flushing	4 x 1000	50 mm	65/50/40/32/25/20 mm
10.	Tower-T16 (Dom)	2 x 24000	40 mm	50/40/32/25/20 mm
	Flushing	2 x 13000	32 mm	40/32/25/20 mm
11.	Tower-T17	1 x 6000	25 mm	25/20 mm
	Flushing	1 x 4000	20 mm	25/20 mm
12.	Nursery School	1 x 8000	25 mm	25/20 mm
	Primary school	2 x 6500	20 mm	25/20 mm
	Flushing	1 x 3500	25 mm	25/20 mm
13.	Swimming Pool	30 KL		
	RCC UGT (Dom)	550 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 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.
14. 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. It shall be mandatory for the firm to provide dual/two button or level flush system in toilets.
- (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.
- (viii) No tap or outlet of any kind will be provided from the flushing line/plumbing lines for recycled water except for connection to the cistern of flushing tanks.
- (ix) You will not resort to manual scavenging by engaging sanitation worker for cleaning of Septic Tank.

15. STORM WATER DRAINAGE:-

- (i) You have provided single level basement except below Nursery School, Tower-T14 & T15 for parking/services only. For draining out of the wash water/rain water accumulated in the basement, the same 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 450 LPM capacity at 12.0 Mtrs head.
Thus, it is made clear that will be sole responsible for pumping out of rain water/wash water etc. all the time and 100% stand by pumps alternate power supply arrangement shall also be provided in case of failure of electricity and 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 100/150/200 mm dia pipes as shown on the plans.
- (iv) It is made clear that roof top rain harvesting system shall be provided as per Central Ground Water Authority norms/ Haryana Govt. Notification as applicable and shall be kept operational all the time.

16. GENERAL: -

- (i) Recycled water is proposed to be utilized for flushing purposes. 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.
- (ii) No cross connection between recycled water system and potable water system shall be made.



- (iii) All plumbing pipes fittings, valves of flushing system pipe will be of red color or painted red. In case of embedded pipes. Marker taps of Red Color 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.
- (iv) Recycled water pipes and potable water pipes will be fixed in separate chases and a minimum horizontal distance of 6" (150 mm) will be mentioned between them. In case of cross suitably colored/taped sleeve shall be used.
- (v) That you shall provide appropriate pipes (both up and down) for solar water heating system.
- (vi) Recycle water pipes, fittings appurtenances, valves, taps, metres, hydrants will be of red color or painted red.
- (vii) Sign and symbols signifying and clearly indicating "Recycle Water" "Not Fit for Drinking" must invariably be stamped/fixed on outlets, hydrants valves both surface and subsurface, covers and at all conspicuous places of recycle distribution system.
- (viii) Detectable marker taps of red colour bearing words "Recycle Water" should be fixed at suitable interval on pipes.
- (ix) Octagonal covers, red in colour or painted red and works "Recycle Water- Not for Drinking" embossed on them should be used for recycled water.
- (x) 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.
- (xi) All pipes, fixtures, fitting, pumps, Gen. set and filtration plan etc. shall be conforming to relevant IS specification and ISI marked.
- (xii) Proper filtration plant shall be provided by you for filtration and recycling of the water of the swimming pool only small quantity of water shall be used for replacement of water in the swimming pool.
- (xiii) The responsibility of laying and maintaining (including quality and design etc.) of internal public health services shall be entirely of the owner/supervising Architect/Engineer of the scheme.
- (xiv) The replacement water shall be disposed off by you by using the same for watering of landscaped area in your colony or the same is disposed off into the rain water harvesting system.
- (xv) That 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%.
- (xvi) 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.

- (xvii) That you 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 Director, Urban Local Bodies Haryana before starting the construction work at site.
- (xviii) 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.
- (xix) That you shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
- (xx) That if site for Electric Sub Station is required than same will be provided by you in the colony.
- (xxi) That you shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
- (xxii) 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.
- (xxiii) 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.
- (xxiv) The community building/buildings shall be constructed by the colonizer/owner as per provisions of The Haryana Development and Regulation of Urban Areas (Amendment and Validation) Act No. 4 of 2012, failing which, the said site shall vest with the Government.
- (xxv) That you shall obtain the approval of power load requirement from the concerned Deptt. and submit in this office within two months from issuance of this letter.
- (xxvi) That the eligibility criteria, guidelines for scrutiny of application and construction/occupation of EWS Flats shall be governed by the EWS policy of the Department dated 08.07.2013. Accordingly, the complete scheme for allotment of EWS Flats shall be floated within 4 months from issuance of part occupation certificate of EWS Flats.
- (xxvii) 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.




(xxviii) That you shall deposit the balance amount of Labour Cess in future, time to time as per progress in construction at site.

(xxix) That you shall submit the scanned copy of the approved building plans in CD format within one week to this office from the issuance of this letter.

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-647/SD (DK)/2015/_____ Dated _____ 

A copy is forwarded to the following for information: -

1. Superintending Engineer (HQ), HUDA, Panchkula w.r.t. his office memo no. 286 dated 04.06.2014.
2. Senior Town Planner, Rohtak w.r.t. his office memo no. 1155 dated 09.05.2014 along with one set of building plans.
3. Distt. Town Planner, Rohtak.

Encl: as above

(Ravi Sihag)

District Town Planner (HQ),

Member Secretary,

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

Building Plan Approval Committee.