

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-692/JD (BS)/2012/ 4621

Date:- 22/3/12

To

Emaar MGF Land Ltd.,
ECE House, 28, KG Marg,
New Delhi-110001.

Subject: - Approval of building plans of Group Housing Scheme measuring 21.90 acres (Licence No. 108 of 2010 dated 18.12.2010) in Sector-83, Gurgaon Manesar Urban Complex being developed by Logical Developers Pvt. Ltd. and others in collaboration with Emaar MGF Land Ltd.

Reference your application dated 22.07.2011 and subsequent letter dated 05.11.2011 & 25.01.2012 for permission to erect the buildings in Group Housing Scheme measuring 21.90 acres (Licence No. 108 of 2010 dated 18.12.2010) in Sector-83, 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 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) All material to be used for erection of building shall conform to I.S.I. and N.B.C. standards.
- b) No walls/ceiling shall be constructed of easily inflammable material and staircases shall be built of the fire resisting material as per standard specification.
- c) 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

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 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.

Sr. No	Name of Building Block	Capacity of tank for Domestic uses (In Liters.)	Up pipe (In MM)	Down pipe (In MM)
1.	Tower-1, 2, 4, 7 & 10 (5 No's) (Dom)	5x26000	50 mm	150/100/80/65/50/40/32/25/20mm
	Flushing	5x14000	40 mm	100/80/65/50/40/32/25/20 mm
2.	Tower-5, 6, 8 & 9 (4 No's) (Dom)	4x26000	50 mm	150/100/80/65/50/40/32/25/20mm
	Flushing	4x16000	40 mm	100/80/65/50/40/32/25/20 mm
3.	Tower-11 & 12 (Dom)	2x23000	50 mm	150/100/80/65/50/40/32/25/20mm
	Flushing	2x12000	40 mm	100/80/65/50/40/32/25/20 mm
4.	Tower-3 (Dom)	1x36000	65 mm	150/100/80/65/50/40/32/25/20mm
	Flushing	1x19000	50 mm	100/80/65/50/40/32/25/20 mm
5.	EWS (Dom)	1x21000	50 mm	65/50/40/32/25/20 mm
	Flushing	1x11000	32 mm	50/40/32/25/20 mm
6.	Community Centre (Dom)	1x10000	25 mm	25/20 mm
7.	Nursery School	1x5000	20 mm	32/25/20 mm
8.	Primary School	1x10000	25 mm	32/25/20 mm
8.	Shops	1x1000	20 mm	25/20 mm
9.	UGT (Dom)	2, 50, 000 Ltrs.		

- (ii) In let 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 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.

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 W.C. shall be provided with high / low level flushing cistern. The capacity of flushing cistern shall be of 8 Ltrs.
- (v) All F.T. shall be 75 mm dia.
- (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 EWS for service only. For draining out the wash water/ rain water accumulated in the basement shall be collected

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 as per Central Water Ground Authority norms/Haryana Govt. Notification as applicable and shall be kept operational all the time.

17. GENERAL: -

- (i) The replacement water shall be disposed off by using the same for watering of landscaped area in their colony or the same is disposed off into the rain water harvesting system.
- (ii) 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.
- (iii) All pipes, fixtures, fitting, pumps, Gen. set and filtration plan etc. shall be conforming to relevant IS specification and ISI marked.
- (iv) 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%.
- (v) 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.
- (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 if any, site for Electric Sub Station is required same will be provided by you in the group housing colony.
- (ix) That you shall deposit the labour cess in future, time to time as per construction of work done at site.
- (x) 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.
- (xi) 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

- (xiii) All plumbing pipes fittings, valves of flushing system pipe 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.
- (xiv) 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 suitable colored/taped sleeve shall be used.
- (xv) The coloniser/firm will provide appropriate pipes (both up and down) for solar water heating system.
- (xvi) That the owner shall construct the EWS flats within 2 years and give the advertisement in the newspapers for inviting the application for EWS flats in their Group Housing Colony within 12 months from the issuance of this sanction letter.
- (xvii) That no separate zoning plan is approved for community sites earmarked within a Group Housing Colony. The community buildings shall constructed within a period of three years. The time period of three years for construction of community sites shall start from the issuance of this sanction letter. In case of failure to do so, the Government may take over the community site in accordance with the provisions of Section 3(3)(a)(iv) of the Act No. 8 of 1975.

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.

Endst. No:- ZP-692/JD(BS)/2012/_____ Date:-_____

A copy is forwarded to the following for information: -

1. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
2. Commissioner, Municipal Corporation, Gurgaon.
3. Senior Town Planner, Gurgaon alongwith one set of building plans.
4. Superintending Engineer (HQ) HUDA.
5. Distt. Town Planner, Gurgaon.
6. Distt. 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.

BR-III

(See Rule 44)

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
SCO-71-75, SECTOR-17-C, CHANDIGARH.

Tele-Fax: 0172-2548475; Tel.: 0172-2549851, E-mail: tcpharyana3@gmail.com
Website www.tcpharyana.gov.in

Memo No. ZP-692/AD (RA)/2016/ 14391 Dated:- 18-7-16

To

Logical Developers Pvt. Ltd. and others,
C/o Emaar MGF Land Ltd.
ECE House, 16 K.G. Marg,
New Delhi.

Subject:- Approval of revised building plans of Group Housing Scheme measuring 21.90 acres (Licence No. 108 of 2010 dated 18.12.2010) in Sector-83, Gurgaon Manesar Urban Complex being developed by Logical Developers Pvt. Ltd. and others in collaboration with Emaar MGF Land Ltd.

Refer your application dated 12.03.2014 for permission to re-erect the buildings in Group Housing Colony measuring 21.90 acres in Sector-83, Gurgaon Manesar Urban Complex, in accordance with the plans submitted with it.

The building plans were approved provisionally vide this office memo no. 6215 dated 21.04.2015 for the purpose of inviting objections/suggestions. STP, Gurgaon vide memo no. 786 dated 29.09.2015 has informed that all the objector has issued no objection certificate in respect of the amendments made in the building plans. Hence, permission for construction for subject cited plans approved provisionally vide above memo is hereby granted 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 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.

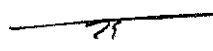
- d) The roof slab of the basement external to the buildings if any shall be designed/ constructed to take the load of fire tender up to 45 tones.
3. FIRE SAFETY:
- (i) The colonizer firm and the Supervising Architect of the project shall be entirely responsible for making provisions of fire safety and fire fighting measures and shall abide by all fire safety bye laws.
 - (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 Service, 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 group housing 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 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 apply for occupation certificate as per the provisions of Rule 47 (1) of the Punjab Schedule Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 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.

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. You shall comply with the conditions laid down in the Memo No. 539 dated 31.10.2014 of Superintending Engineer (HQ), HUDA, Panchkula (copy enclosed).
15. GENERAL: -
 - (i) 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.
 - (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 strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
 - (iv) 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.
 - (v) 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.
 - (vi) That you shall ensure the installation of the Light-Emitting Diode (LED) lamps for its campus as well as building.
 - (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 group housing colony.
 - (x) That you shall abide by the policies issued by the Department regarding allotment of EWS flats 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) 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.
- (xiii) 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 constructions 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.
16. That you shall strictly comply with the directions of MOEF Guidelines, 2010 while raising construction and comply with the instructions of Director General, Town and Country Planning, Haryana, Chandigarh issued vide orders dated 14.5.2015 (copy enclosed) and is also available on the departmental website www.tcpharyana.gov.in.

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


DA/As Above


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

Memo No. ZP-692/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. Nodal Officer, website updation.
6. District Town Planner, Gurgaon.
7. District Town Planner (Enf.), Gurgaon.


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