

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: tcpharyana@gmail.com
Website www.tcpharyana.gov.in

Memo No. ZP-766/SD(BS)/2016/ 11348 Dated:- 3/6/16

To

CSN Estate Pvt. Ltd.,
E-168/169, Amar Colony, Lajpat Nagar,
New Delhi-110024.

Subject: Approval of revised building plans of Group Housing Scheme measuring 21.04375 acres (Licence No. 105 of 2011 dated 11.02.2011, 85 of 2012 dated 29.08.2012 & 86 of 2012 dated 29.08.2012) in Sector-112 & 113, Gurgaon Manesar Urban Complex being developed by CSN Estate Pvt. Ltd.

Reference your application dated 30.09.2015 for permission to erect the revised building plans of Group Housing Scheme measuring 21.04375 acres (Licence No. 105 of 2011 dated 11.02.2011, 85 of 2012 dated 29.08.2012 & 86 of 2012 dated 29.08.2012) in Sector-112 & 113, Gurgaon Manesar Urban Complex in accordance with the plans submitted with it.

The building plans were approved provisionally vide this office memo no. 7294 dated 11.04.2016 for the purpose of inviting objections/suggestions. STP, Gurgaon vide memo no. 720 dated 25.05.2016 has informed that no objection has been received from any allottee 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 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:

- (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.
 - (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.
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. 106/4752 dated 25.02.2016 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 coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 - (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 the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- (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) 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. Environment:-

- (i) That you shall strictly comply with the directions of MOEF Guidelines, 2010 while raising construction.
- (ii) You shall put tarpaulin on scaffolding around the area of construction and the building. You are also directed that you shall not store any construction material particularly sand on any part of the street/road.
- (iii) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the Air in any form.
- (iv) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
- (v) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.

- (vi) The vehicles carrying construction material and construction debris of any kind should be cleaned before it is permitted to ply on the road after unloading of such material.
- (vii) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- (viii) Every owner and or builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relatable to dust emission.
- (ix) It shall be the responsibility of every owner/builder to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
- (x) All to take appropriate measures and to ensure that the terms and conditions of the earlier order and these orders should strictly comply with by fixing sprinklers, creations of green air barriers.
- (xi) Compulsory use of wet jet in grinding and stone cutting.
- (xii) Wind breaking walls around construction site.
- (xiii) That you shall ensure that least dust has emitted into air/atmosphere and all steps are taken to prevent the same.
- (xiv) That you shall increase the 'tree cover' area by planting large number of trees of various species depending upon the quality content of soil and other natural attendant circumstances.
- (xv) That you shall provide the green belt around the building which is to be constructed.
- (xvi) If any person, owner and or builder is found to be violating any of the conditions stated in this order and or for their non-compliance such person, owner, builder shall be liable to pay compensation of ₹ 50,000/- per default in relation to construction activity at its site and ₹ 5,000/- for each violation during carriage and transportation of construction material, debris through trucks or other vehicles, in terms of Section 15 of the NGT Act on the principle of Polluter Pay. Such action would be in addition not in derogation to the other action that the Authority made take against such builder, owner, person and transporter under the laws in force.
- (xvii) All the owners/builders shall ensure that the construction & demolition waste shall be removed from the site and transported to the solid waste disposal site.

- (xviii) It is made clear that even if constructions have been started after seeking Environmental Clearance under the EIA notification 2006 and after taking other travel but is being carried out without taking the preventive and protective environmental steps as stated in this order and MOEF guidelines, 2010, the State Government, SPCB and any officer of any department as aforesaid shall be entitled to direct stoppage of work.

This sanction will be void abinitio, 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-766/SD(BS)/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, along with one set of Building Plans.
6. District Town Planner (Enf.), Gurgaon.
7. Nodal Officer, website updation.

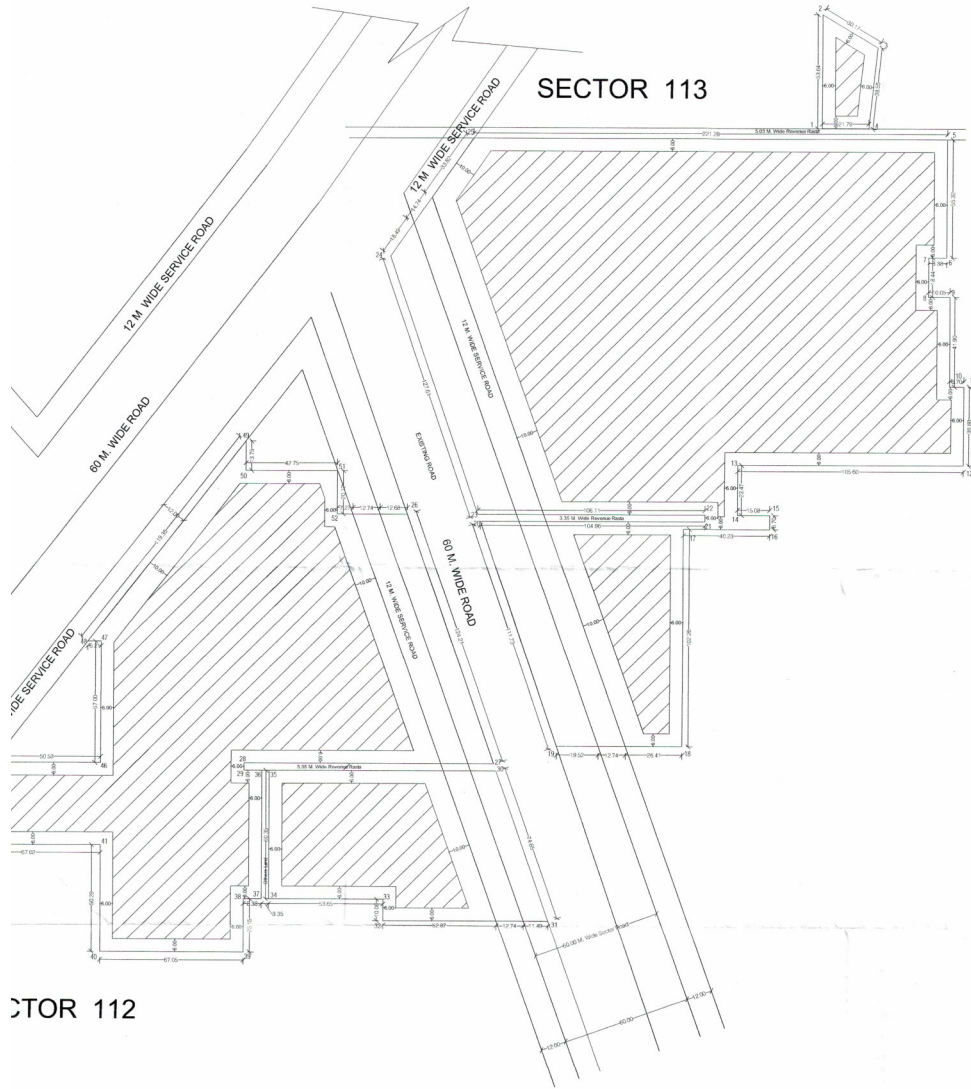
Encl: as above



(Ravi Sihag)

District Town Planner (HQ),
Member Secretary,

For: Chief Town Planner, Haryana-cum- Chairman,
Building Plan Approval Committee.



SECTOR 113

SECTOR 112

ZONED AREA =14.12 ACRES
ALL DIMENSIONS IN METRES

LC-2577-(B+C)

ZONING PLAN OF ADDITIONAL AREA MEASURING 8.875 ACRES (LICENCE NO. 85 OF 2012 DA' 1.99375 ACRES (LICENCE NO. 86 OF 2012 DATED 29/01/2012) IN ALREADY LICENSED AREA SCHEME MEASURING 10.175 ACRES (LICENCE NO. 105 OF 2011 DATED 11.12.2011) TOTAL 21.04375 ACRE GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY C.S.N. ESTATES PVT. LTD., SH. NAVEEN S BUILDWELL PVT. LTD., AND OTHERS.

FOR THE PURPOSE OF RULE 38(xlii) AND 48 (2) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION DEVELOPMENT RULES,1965.

1. SHAPE & SIZE OF SITE

The shape and size of the Group Housing Colony is in accordance with the demarcation plan shown as 1 to 52 as confirmed by S.T.P Gurgaon vide Memo No. 261 Dated 20.06.2012.

2. TYPE OF BUILDING PERMITTED

The type of building permitted on this site shall be buildings designated in the form of flatted development for residential purpose or any ancillary or appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director General, Town and Country Planning, Haryana.

3. GROUND COVERAGE AND FAR

- a. Building shall only be permitted with in the portion of the site marked as build able zone and no where else.
- b. The maximum coverage on ground floor shall be 35% and that on subsequent floors shall be 30% on the area of 20.83775 acres.
- c. The maximum FAR shall not exceed 175 on the area of 20.83775 acres. However, it shall not include community buildings which shall be as per the prescribed norms, the building plan of which shall have to be got approved from the Director General, Town and Country Planning, Haryana.

4. HEIGHT OF BUILDING

The height of the building block, subject of course to the provisions of the site coverage and FAR, shall be governed by the following:-

- a. The maximum height of the buildings shall not be more than as allowed by National Airport Authority and shall not exceed 1.5 times (the width of the road abutting) plus the front open space.
- b. If a building abuts on two or more streets of different widths, the buildings shall be deemed to face upon the street that has the greater width and the height of the buildings shall be regulated by the width of that street and may be continued to this height to a depth of 24M, along the narrow street.
- c. Building/Structures which rise to 30 meters or more in height shall be constructed if no objection certificate has been obtained from the National Airport Authority.
- d. All building block(s) shall be constructed so as to maintain an interse distance not less than the set back required for each building according to the table below:-

S.No.	HEIGHT OF BUILDING (in meters)	SET BACK / OPEN SPACE TO BE LEFT AROUND BUILDINGS (in meters)
1.	10	3
2.	15	5
3.	18	6
4.	21	7
5.	24	8
6.	27	9
7.	30	10
8.	35	11
9.	40	12
10.	45	13
11.	50	14
12.	55 & above	16

- e. To ensure fire safety and structural stability of the buildings of more than 60 meters in height, the developer shall submit the structural drawings duly vetted from reputed institute like IIT Delhi, IIT Roorkee, PEC Chandigarh or MIT Kanakpetha etc. Fire Fighting Scheme needs to be vetted by the Institute of Fire Engineers at Nagpur. These certification are to be obtained prior to starting the construction work at site.
- f. If such interior or exterior open space is intended to be used for the benefit of more than one building belonging to the same owner, then the width of such open air space shall be the one specified for the tallest building as specified above.

5. SUB-DIVISION OF SITE

- a. The site of the Group Housing Colony shall be governed by the Haryana Apartment Ownership Act.
- b. The site shall not be sub divided or fragmented in any manner whatsoever.

6. GATE POST AND BOUNDARY WALL

Such Boundary wall, railings or their combination, hedges or fences along with gates and gate posts shall be constructed as per design approved by DG,TCP, Haryana. In addition to the gates/gates an additional widest gate not exceeding 1.25 meters width may be allowed in the front and side boundary wall provided that no main gate shall be allowed to open on the sector road/public open space.

7. DENSITY

- a. The minimum density of the population provided in the colony shall be 100 PPA and the maximum be 300 PPA on the area of 20.83775 acres.
- b. For computing the density, the occupancy per main dwelling unit shall be taken as five persons and for service dwelling unit two persons per room or one person per 80 sq. feet of living area, whichever is more.

8. ACCOMMODATION FOR SERVICE POPULATION

Adequate accommodation shall be provided for domestic servants and other service population of EWS. The number of such dwelling units for domestic servants shall not be less than 10% of the number of main dwelling units and the carpet area of such a unit if attached to the main units shall not be less than 140 sq.ft. In addition 15% of the total number of dwelling units having a minimum area of 200 sq.ft shall be earmarked for E.W.S category.

9. PARKING

- a. Parking space shall be provided @ 1.5 Equivalent Car Space for each dwelling unit. These parking spaces shall be allotted only to the flat holders and shall not be allotted, leased, sold or transferred in any manner to the third party. The area for parking per car shall be as under:-
 - i) Basement. 35 sqm.
 - ii) Stairs. 30 sqm.
 - iii) Open. 25 sqm.
- b. At least 75% of the equivalent car spaces shall be provided in the form of covered parking. Further minimum 5% of the total parking will be made available to the EWS category flats.

- c. The covered parking in the basement or in the form of multi level parking towards FAR. However, in case of multi level parking above the ground building block shall be counted towards ground coverage. In case of basement floor/ upper stories, the floor to ceiling height of the basement. Other than the mechanical parking the floor to ceiling height in below the hanging beam.

10. LIFTS AND RAMPS

Ramps would be optional in Group Housing building in case of 100% sta switchover are provided for running of lifts along with stairs. However, if storey lifts with 100% stand by generators along with automatic switchover be provided with minimum size of 1.80 M X 3.00 M. The clear width of the meters with an adequate slope not steeper than 1:10. The entry and exit shall

11. OPEN SPACES

While all the open spaces including those between the blocks and wings of a landscaped according to the plan approved by the DG,TCP, Haryana. At developed as organized open space in tot lots and play ground.

12. APPROVAL OF BUILDING PLANS

The building plans of the buildings to be constructed at site shall have to be (under section 8(2) of the Act No.41 of 1963), before taking up the construction

13. BUILDING BYE-LAWS

The construction of the building/buildings shall be governed by the buildi Punjab Scheduled Roads and Controlled Areas. Restriction of Unregulated where such rules are silent and stipulate no condition or norm, the model I given in the NBC shall be followed as may be approved by DG,TCP, Haryana.

14. CONVENIENT SHOPPING

0.5% of the area of 20.83775 acres area shall be reserved to cater for essent conditions

- a. The ground coverage of 100% with FAR of 100 will be permissible. How ground coverage and FAR of the Group Housing Colony.
- b. The size of Kiosk/Shops shall not be more than 2.75 meter x 2.75 meter a
- c. The height of Kiosk/Shop/Departmental Store shall not exceed 4.00 meter

15. PROVISION OF COMMUNITY BUILDINGS

The community buildings shall be provided as per the composite norms

16. BASEMENT

Four level basements within the building zone of the site provided it fl landscaped may be allowed. The basement may in addition to parking could fire fighting pumps, water reservoir, electric sub-station, air-conditioning plus public health requirements and for no other purposes. Area under stairs (not counted towards FAR. Basement shall not be used for storage/commercial p and ancillary services of the main building. It is further stipulated that permissible for uses other than those specified above.

17. APPROACH TO SITE

The vehicular approach to the site and parking lots shall be planned and junctions of the and the junctions with the surrounding roads to the satisfaction of

18. FIRE SAFETY MEASURES

- a. The owner will ensure the provision of proper fire safety measures in the provisions of Rules 1965/ NBC and the same should be got certified from t
- b. Electric Sub Station / generator room if provided should be on solid grou floor or in upper basement and it should be located on outer periphery approved from the competent authority.

19. SOLAR WATER HEATING SYSTEM

The provision of solar water heating system shall be as per norms specified in each building block before applying for an occupation certificate.

20. RAIN WATER HARVESTING SYSTEM

The rain water harvesting system shall be provided as per Central Ground notification as applicable.

- 21. The colonizer shall obtain the clearance/NOC as per the provisions of 14.9.2006 issued by Ministry of Environment and Forest, Government o execution of development works at site.

- 22. The coloniser/owner shall use only Compact Fluorescent Lamps fitting lighting.

- 23. That no separate zoning plan is approved for community sites earmark community building/buildings shall be constructed by the colonizer/o Development and Regulation of Urban Areas (Amendment and Validata said site shall vest with the Government.

- 24. That the owner shall construct the EWS flats within 2 years and give the ac inviting the application for EWS flats in their Group Housing Colony within sanction letter of this zoning plan.

DRG. NO. DG,TCP 3374

DA

P. SINGH (BTP) (HQ) KAMAL KUMAR (M) (HQ) J. S. REDHU (CTP) (HR)