

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

Memo No. ZP-930/SD(BS)/2015/ 8460 Dated:- 25/5/15.

To

Sh. Brijesh Kumar and others,
C/o International Land Developers Pvt. Ltd
B-418, New Friends Colony,
New Delhi-110025.

Subject:- Approval of revised building plans of Group Housing Colony measuring 11.6125 acres (Licence No. 44 of 2013 dated 04.06.2013) in Sector-33 Sohna being developed by Sh. Brijesh Kumar and others in collaboration with International Land Developers Pvt. Ltd.

Reference your application dated 23.06.2014 and subsequent letter dated 05.05.2015 for permission to re-erect the buildings in Group Housing Colony measuring 11.6125 acres in Sector-33, Sohna District Gurgaon, in accordance with the plans submitted with it.

The building plans were approved provisionally vide this office memo no. 3950 dated 12.03.2015 for the purpose of inviting objections/suggestions. STP, Gurgaon vide memo no. 310 dated 01.05.2015 has informed that no objection has been received from any allottee in respect of the amendments made in the building plans. Further vide letter dated 05.05.2015 you have also confirmed that no objection from any allottee has been received in your office. 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:

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.

99

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 Commissioner 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.No person shall occupy or allow any other person to occupy any new building or part of a new building for any purpose whatsoever until such building or part thereof has been certified by the Director General, or by any person authorized by him in this behalf as having been completed in accordance with the permission granted and an occupation certificate has been issued in your favour on Form BR-VI.
- 11.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, Gurgaon.
 - (ii) Structural stability certificate duly signed by the recognized Architect & Structural Engineer.
 - (iii) A clearance from Fire Safety point of view from the Commissioner, Municipal Corporation, Gurgaon.
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

- (v) All W.C. shall be provided with high / low level flushing cistern. The capacity of flushing cistern shall be of 8 Ltrs.
- (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.

15. STORM WATER DRAINAGE:

- (i) You have provided Twin level basement below tower except EWS and 2 No's Nursery School and Swimming Pool, Community Building and Convenient Shopping except 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 the you by providing pumps of 600LPM capacity at 16.00 meters 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 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 and shall be kept operational all the time.

16. GENERAL: -

- (i) 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.
- (ii) All pipes, fixtures, fitting, pumps, Gen. set and filtration plan etc. shall be conforming to relevant IS specification and ISI marked.
- (iii) 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%.
- (iv) 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.
- (v) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- (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 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.



- (ix) That you shall deposit the labour cess in future, time to time as per construction done at site.
- (x) That if site for Electric Sub Station is required same will be provided by you in the colony.
- (xi) 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 is clarified to you 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.
- (xii) The replacement water shall be disposed off by the colonizer by using the same for watering of landscaped area in their colony or the same may be disposed off into the rain water harvesting system.
- (xiii) Proper filtration plant shall be provided by the colonizer for filtration & recycling of the water of the swimming pools only small quantity of water shall be used for replacement of water in the swimming pool.
- (xiv) The swimming pools shall not be connected with the storm water drain for the disposal of replacement of water.
- (xv) No cross connection between recycled water system and potable water system shall be made.
- (xvi) 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.
- (xvii) 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.
- (xviii) Alternative source of electricity shall be provided by you for functioning of water supply, sewerage, SWD, Scheme by providing Gen. set of required capacity.
- (xix) The colonizer/firm will provide appropriate pipes (both up and down) for solar water heating system.
- (xx) That no separate zoning plan is approved for community sites earmarked within a Group Housing Colony. The community building/buildings shall be constructed by the colonizer/owner as per provision of The Haryana Development and Regulation of Urban Areas (Amendment and Validation) Act No. 4 of 2012, failing which the said site shall vest in the Government.
- (xxi) That you shall abide by the policies issued by the Department regarding allotment of EWS flats time to time.
- (xxii) That the colonizer 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 the Director, Urban Local bodies Haryana before starting the construction work at site.
- (xxiii) 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.



- (xxiv) 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.
- (xxv) 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.
- (xxvi) That you shall submit the approved Electrical Service Plan from competent authority and certificate to this effect that Adequate arrangement have been put in place before grant of occupation certificate.
- (xxvii) 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.

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



(Karamveer Singh)

District Town Planner (HQ),

Member Secretary,

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



Memo No. ZP-930/SD(BS)/2015/_____

Dated:-_____

A copy is forwarded to the following for information: -

1. Senior Town Planner, Gurgaon, along with one set of building plans.
2. Superintending Engineer (HQ) HUDA.
3. District Town Planner (HQ)PP.
4. District Town Planner, Gurgaon.
5. District Town Planner (Enf.), Gurgaon.



(Karamveer Singh)

District Town Planner (HQ),

Member Secretary,

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