

BR-III
(See Code 4.2 (4))
Form of Sanction

From

Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee,
O/o Director, Town & Country Planning Department,
Haryana, SCO-71-75, Sector-17-C, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com
Website www.tcpharyana.gov.in

To

Pyramid Infratech Pvt. Ltd.
H-38, G.F., M2K White House
Sector-57, Gurugram-122002.

Memo No. ZP-1270/AD(RA)/2019/ 2206 Dated:- 23-01-2019

Subject:- Approval of building plans of Affordable Group Housing Colony measuring 5.11875 acres (Licence No. 84 of 2018 dated 10.12.2018) in sector-70-A, Gurugram being developed by Pyramid Infratech Pvt. Ltd.

Reference your letter dated 14.12.2018 for permission to re-erect the building plans of Affordable Group Housing Colony measuring 5.11875 acres (Licence No. 84 of 2018 dated 10.12.2018) in sector-70-A, Gurugram 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 and Haryana Building Code-2017 subject to the following amendments, terms and 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 in accordance to the Structure Design by Structure Engineer and certified by Proof Consultant on prescribed FORM BR-V (A2).
 - 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 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 Services, Haryana, before starting the construction work at site.

4. No addition and alteration in the building plans/ layout plan shall be made without the prior approval of DTCP. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DTCP shall be pre-requisite.
5. That you shall furnish the service plan/ estimate of this scheme in accordance with approved building plans.
6. Based on the actual estimated cost of internal development of the commercial colony you shall furnish additional bank guarantee, if required.
7. The revenue Rasta if any passing through the site shall be kept unobstructed.
8. 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.
9. The layout showing the electric installation shall have to be got approved from the competent authority before execution of work at site.
10. No person shall occupy or allow any other person to occupy any new building and before grant of occupation certificate, you shall apply for occupation certificate as per the provisions of Code 4.10 of the Haryana Building Code-2017 which shall be accompanied by certificates regarding completion of works described in the plans and it shall be accompanied by:
 - (i) Structural stability certificate duly signed by the recognized Architect & Structural Engineer.
 - (ii) A clearance from Fire Safety point of view from the competent authority.
11. The provision of letter boxes for each dwelling unit shall be made at the ground floor of each building.
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 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.
13. You shall comply with the conditions laid down in the Memo No. 245354 dated 17.12.2018 of Superintending Engineer (HQ), HSVP, Panchkula and Fire Officer, (HQ), DULB, Panchkula vide memo no. 2933 dated 15.01.2019 (copies enclosed).
14. GENERAL: -
 - (i) That the coloniser/owner 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.
 - (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 use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.

- (iv) 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.
 - (v) 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.
 - (vi) 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.
 - (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 colony.
 - (x) 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.
 - (xi) 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 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.
15. Environment: That you shall strictly comply with the directions of MOEF Guidelines, 2010 while raising construction. In addition, you shall comply with the instructions of Director, Town & Country Planning, Haryana, Chandigarh issued vide order dated 14.05.2015, available on the Departmental Website www.tcpharyana.gov.in at URL :[https://tcpharyana.gov.in/Policy/Misc392% 20OA %20No.%2021%20of%202014%20Vardhaman%20Kaushik%20Vs.%20UOI_ors.pdf](https://tcpharyana.gov.in/Policy/Misc392%20OA%20No.%2021%20of%202014%20Vardhaman%20Kaushik%20Vs.%20UOI_ors.pdf) in compliance of the orders dated 10.04.2015 passed by Hon'ble National Green Tribunal in OA No. 21 of 2014, which are as under:
- (i) 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/roads.
 - (ii) 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.
 - (iii) 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.
 - (iv) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.


- (v) 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.
- (vi) 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.
- (vii) 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 relating to dust emission.
- (viii) 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 Hon'ble NGT order dated 10.04.2015 referred above.
- (ix) All to take appropriate measures and to ensure that the terms and conditions of the Hon'ble NGT order dated 10.04.2015 referred above in OA No. 21 of 2014 and the earlier orders passed in said case should strictly comply with by fixing sprinklers, creations of green air barriers.
- (x) Compulsory use of wet jet in grinding and stone cutting.
- (xi) Wind breaking walls around construction site.
- (xii) That you shall ensure that least dust has emitted into air/atmosphere and all steps are taken to prevent the same.
- (xiii) That all the builders, who are building commercial, residential complexes which are covered under the EIA Notification of 2006, shall provide green belt around the building that they construct and compliance of the same shall be ensured prior to issuance of occupancy certificate. The width of green belt will be kept 1.5 meter along boundary wall within site, along periphery.
- (xiv) 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.
- (xv) All the owners/builders shall ensure that C & D waste is transported in terms of this order to the site in question only and due record in that behalf shall be maintained by the builders, transporters and NCR of Delhi.
- (xvi) 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 above said order dated 10.04.2015 passed by NGT and MOEF guidelines, 2010, the State Government,

SPCB and any officer of any Department as afore-stated shall be entitled to direct stoppage of work.

16. As per the condition no. 2 (m) of the licence, you were required to convey ultimate power load requirement to the Department. You have not intimate so far. The same may be supplied within a month from the issuance of this letter.
17. You shall complete the project as per terms & conditions of Affordable Group Housing policy in a time bound manner from the date of earlier approved building plans/environmental clearance.

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


DA/As Above


(Hitender Singh)
Architect, (HQ),
For: Chief Town Planner, Haryana-cum- Chairman,
Building Plan Approval Committee.

Endst. No. ZP-1270/AD(RA)/2019/_____ 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. MD, HVNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula with request to assess the power utility site requirement as per ultimate power load requirement.
3. Administrator, HSVP, Gurugram.
4. Senior Town Planner, Gurugram.
5. Superintending Engineer (HQ), HSVP, Panchkula.
6. District Town Planner, Gurugram along with one set of approved building plans.
7. District Town Planner (E), Gurugram.
8. Nodal Officer, website updation.
9. Fire Officer O/o Director, Urban Local Bodies, Haryana, Panchkula.


(Hitender Singh)
Architect, (HQ),
For: Chief Town Planner, Haryana-cum- Chairman,
Building Plan Approval Committee.

PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY OVER AN AREA LAND MEASURING - 5.11875 ACRES (LIC. No. 84 Dated. 10.12.2018) VILLAGE- PALRA, SECTOR-70-A, DISTT. GURUGRAM BEING DEVELOPED BY M/S - FINIAN ESTATES DEVELOPERS PVT. LTD. IN COLLABORATION WITH M/S - PYRAMID INFRA TECH PVT. LTD.

Table with columns: FLOOR, TOWER-1, TOWER-2, TOWER-3, TOWER-4, TOWER-5, TOWER-6, TOWER-7, TOTAL IN SUM.

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Table with columns: AREA DETAIL, Acre, Sqm in 1 Acre, AREA IN SQM.

PERMISSIBLE % OF PLOT USED = TOTAL COVERED AREA ON GROUND FLOOR + STILT (TOWER-1 to 7) FOR G.F. COVERAGE = 2815.659 + (792.999 + 94.067) + 807.555 + 199.684 + 94.067 = 4804.017 SQM. = 23.11%.

Table with columns: FLOOR LEVELS, TOWER, MUMTY, PARAPET LVL, TERRACE LVL, etc.

Table with columns: FLOOR LEVELS, TOWER-2, MUMTY, PARAPET LVL, TERRACE LVL, etc.

Table with columns: AREA CALCULATION OF ANCHORS & ANCHOR ROOM.

Table with columns: AREA CALCULATION OF STAIR WELLS LOWER LVL.

Table with columns: AREA CALCULATION OF GROUND FLOOR CORE AREA.

Table with columns: AREA CALCULATION OF STILT TYPICAL FLOOR CORE AREA.

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24 M WIDE ROAD

24 M WIDE ROAD

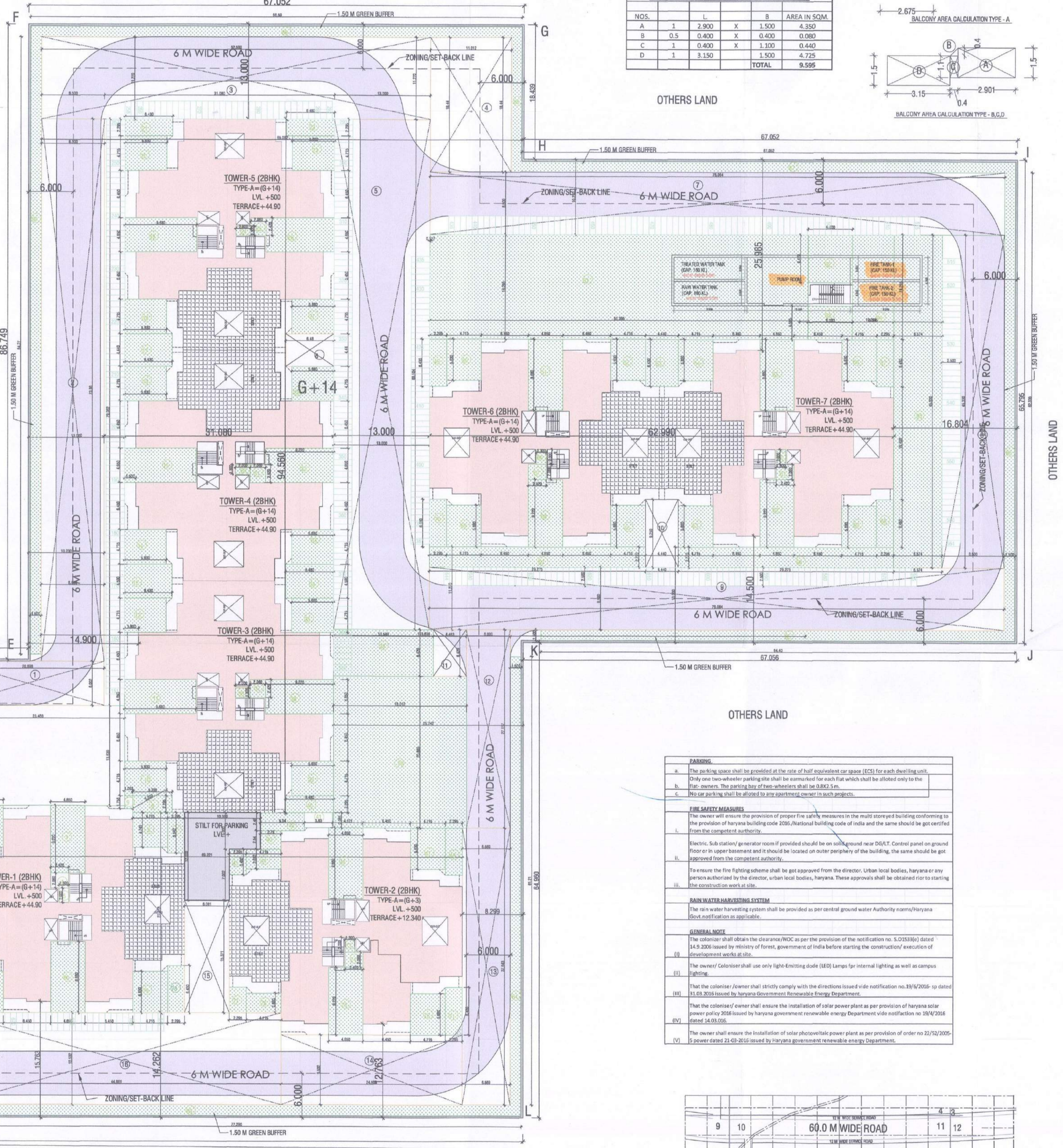
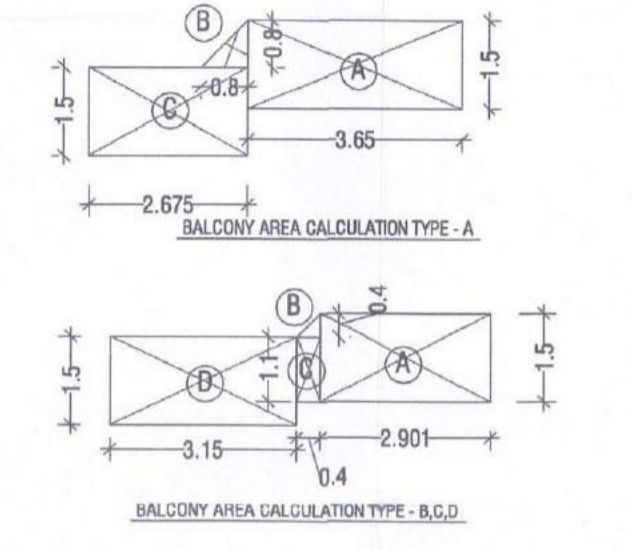


Table with columns: NOS., L, B, AREA IN SQM.



DRG. TITLE SITE PLAN DETAIL OF AREA

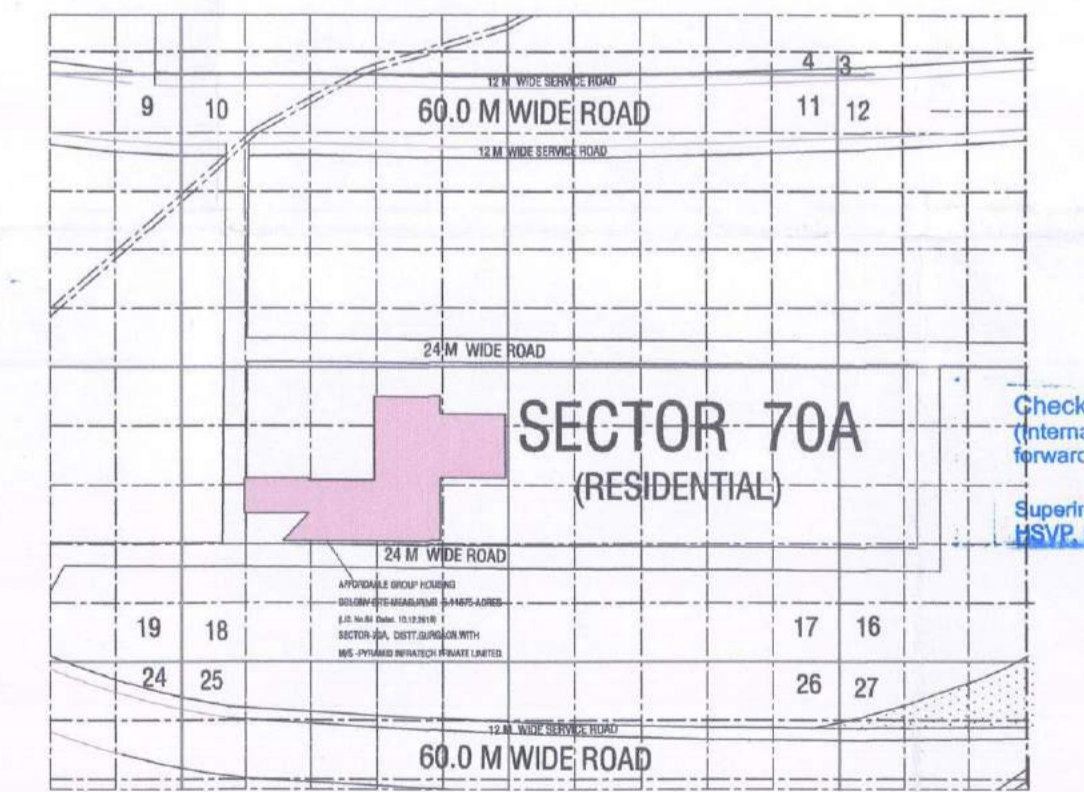
ENGINEER SIGNATURE

OWNER'S SIGNATURE

Pyramid InfraTech Pvt. Ltd. Director

ARCHITECT'S SIGNATURE

Handwritten signature and stamp of VIVEK SINGH RAO AND ASSOCIATE.



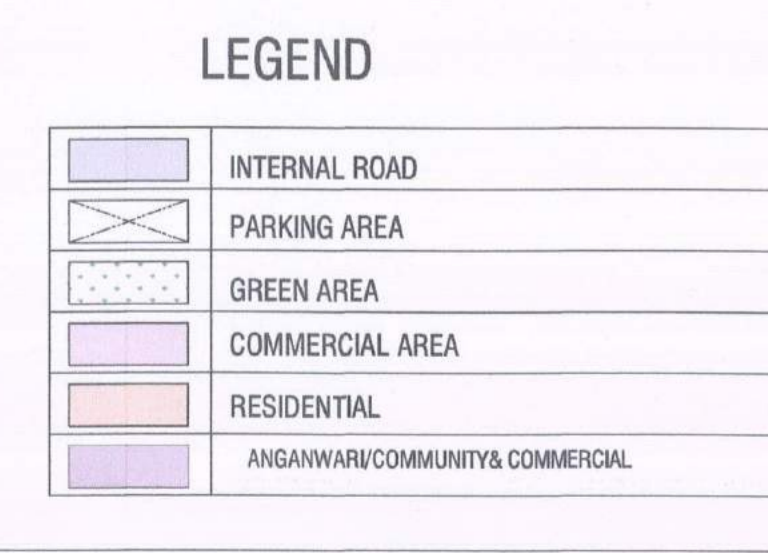
Checked and found OK for Public Health and Environmental Safety by the Deptt. of Health & Family Welfare, Gurgaon.

DRG. NO. A-1/11 NORTH DATE DEC - 2018

ARCHITECTS RAO AND ASSOCIATE

ARCHITECTS PLANNERS ENGINEERS INTERIORS VALUERS 374, UDYOG VIHAR, PHASE-4, SEC-18 GURUGRAM, HARYANA (INDIA)

PH. (0124) - 2347706, 2347707 FAX 0124 - 2347707



NOTE:- THE RESPONSIBILITY TO THE STRUCTURAL DESIGN AND STRUCTURAL STABILITY OF THE BUILDING BLOCK SHALL BE SOLELY OF THE ARCHITECT/STRUCTURE ENGINEERS/OWNER.

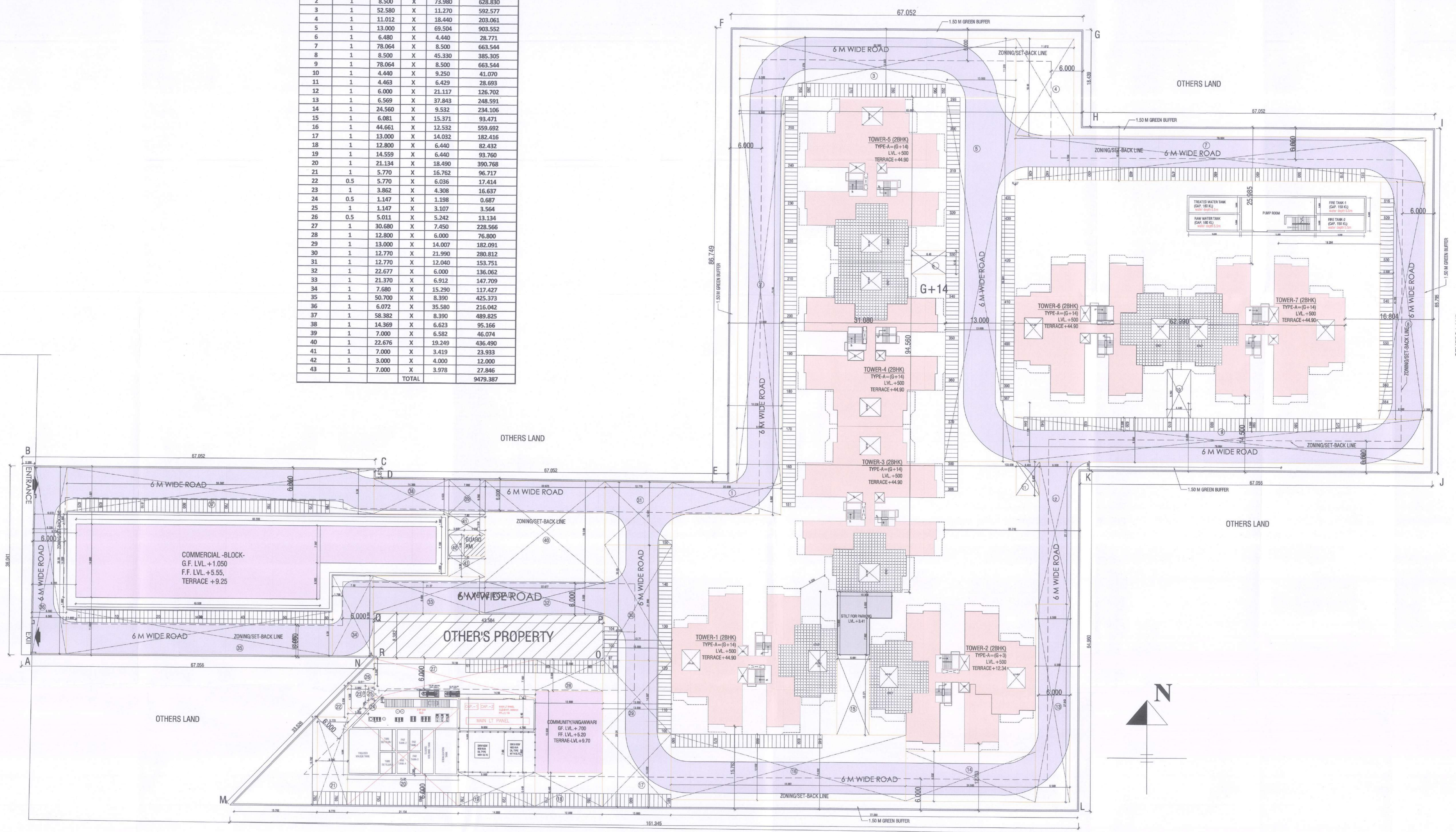
NOTE:- THE BUILDING ABOVE 30.0 METRES HEIGHT, MECHANICAL VENTILATION SYSTEM SHALL BE INSTALLED ON VENTILATION SHAFT WITH 100% POWER BACK UP.

SITE PLAN SCALE:- 1:400 NOTE:- GATE & B/WALL AS PER STD. DESIGN

PROPOSED BUILDING PLAN OF
AFFORDABLE GROUP HOUSING
COLONY OVER AN AREA
LAND MEASURING -5.11875 ACRES
(LIC. No. 84 Dated. 10.12.2018)
VILLAGE- PALRA, SECTOR-70-A,
DISTT. GURUGRAM BEING DEVELOPED
BY M/S - FINIAN ESTATES DEVELOPERS
PVT. LTD. IN COLLABORATION WITH
M/S - PYRAMID INFRA TECH PVT. LTD.

OPEN CAR PARKING AREA CALCULATION					
RECT. NO.	NOS.	L	B	AREA IN SQM.	
1	1	20.698	X	6.002	124.229
2	1	8.500	X	73.980	628.830
3	1	52.580	X	11.270	592.577
4	1	11.012	X	38.440	205.061
5	1	13.000	X	69.504	903.552
6	1	6.480	X	4.440	28.771
7	1	78.064	X	8.500	663.544
8	1	8.500	X	45.330	385.305
9	1	78.064	X	8.500	663.544
10	1	4.440	X	9.250	41.070
11	1	4.463	X	6.429	28.693
12	1	6.000	X	21.117	126.702
13	1	6.569	X	37.843	248.591
14	1	24.560	X	9.532	234.106
15	1	6.081	X	15.371	93.471
16	1	44.661	X	12.532	559.692
17	1	13.000	X	14.022	182.415
18	1	12.800	X	6.440	82.432
19	1	14.559	X	6.440	93.760
20	1	21.134	X	18.490	390.768
21	1	5.770	X	16.762	96.717
22	0.5	5.770	X	6.036	17.414
23	1	3.862	X	4.308	16.637
24	0.5	1.147	X	1.198	0.687
25	1	1.147	X	3.107	3.564
26	0.5	5.011	X	5.242	13.134
27	1	30.680	X	7.450	228.566
28	1	12.800	X	6.800	76.900
29	1	13.000	X	14.007	182.091
30	1	12.770	X	21.990	280.812
31	1	12.770	X	12.040	153.751
32	1	22.677	X	6.000	136.062
33	1	21.370	X	6.912	147.709
34	1	7.580	X	15.290	117.427
35	1	50.700	X	8.390	425.373
36	1	6.072	X	35.580	216.042
37	1	58.382	X	8.390	489.825
38	1	14.369	X	6.623	95.166
39	1	7.000	X	6.582	46.074
40	1	22.676	X	12.249	836.490
41	1	7.000	X	3.419	23.933
42	1	3.000	X	4.000	12.000
43	1	7.000	X	3.978	27.846
TOTAL					9479.387

24 M WIDE ROAD



24 M WIDE ROAD

LEGEND	
	INTERNAL ROAD
	PARKING AREA
	GREEN AREA
	COMMERCIAL AREA
	RESIDENTIAL
	ANGANWARI/COMMUNITY COMMERCIAL

SITE PLAN

SCALE-1:400

NOTE:- GATE & B/WALL AS PER STD. DESIGN

DRG. TITLE
SITE PLAN
DETAIL OF PARKING AREA

ENGINEER SIGNATURE

OWNER'S SIGNATURE

Pyramid Infotech Pvt. Ltd.
Director

ARCHITECT'S SIGNATURE

VIVEK SINGH RAO
B. Arch. MCA, FIIA
P. Co. A. Reg. No. CA0305046
RAO AND ASSOCIATE
374, U.V., Ph-IV, Gurgaon-15
Ph: 2347706-07, 9811130887

PROJECT NO.	DRG. NO.	DATE	SCALE
RA020	A-2/11	DEC-2018	1:400

ARCHITECTS
RAO AND ASSOCIATE

ARCHITECTS PLANNERS ENGINEERS INTERIORS VALUERS
374, U.V., PHASE-4, SEC-18, GURGAON, HARYANA (INDIA)
PH. (0124) - 2347706, 2347707 FAX 0124 - 2347707

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