

Office of Senior Town Planner, Gurugram
DEPARTMENT OF TOWN & COUNTRY PLANNING, HARYANA
SECTOR-14, HUDA COMPLEX, 3RD FLOOR, GURUGRAM
Tel+Fax-0124-4014776; E-mail: stp4.gurugram.tcp@gmail.com

Memo No. STP(G)/2020/ 308
Dated: 13-1-2020

To
The Director,
Town & Country Planning Department, Nagar Yojna Bhawan,
Plot No. 3, Block-A, Sector-18A, Madhya Marg, Chandigarh.

Subject:- Approval of Building Plan of Group Housing Colony over an area measuring 2.1234375 acres (Licence No. 86 of 2019 dated 01.08.2019) falling in the revenue estate of village Islampur, Gurugram, Sector-33, Gurugram Manesar Urban Complex being developed by Sh. Kanwar Sain Jain HUF Karta & Others in collaboration with Primoris Realtors LLP.

Reference: Directorate office memo no. ZP-1383-/JD(NC)/2019/31719 dated 23.12.2019.

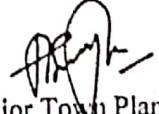
The building plans received vide letter under reference in subject cited matter have been examined by this office and report regarding the same is as under:-

- i) The building plans have been checked vis-à-vis Haryana Building Code-2017 and as per provision of approved zoning plan and found in order.
- ii) The applicant has proposed 12% additional FAR in lieu of IGBC on the area of 2.1234375 acres, but provisional GRIHA Certificate not submitted by the applicant.
- iii) The applicant has proposed an area measuring 181.277 sq m. for Community Building and same are not taken in the FAR as per zoning clause 3 (c). The decision may be taken at BPAC meeting.
- iv) The site has been visited by this office and it is informed that constructions are exist at site are same, as reported by DTP (P), Gurugram at the time comments forwarded to H.Q. vide his office Endst. no. 1911 dated 04.06.2014. Further, a 66 KV HT Line passes through the proposed site, wherein notes regarding zoned area below 66 KV HT Line shall be treated as buildable zone after shifting of 66 KV HT Line from the site.

In this regard, applicant has submitted undertaking dated 07.01.2020 (copy enclosed) stating that while approved the zoning plan it was mentioned that 66 KV line which is passing through the site shall be treated as building zone after shifting of 66 KV HT line from the site, but by mistake the zoning area was mentioned after deducting the area below the HT line is 1.085 acres instead of the entire area of 1.395 acres for which calculation sheet is attached and requested to consider the same in sanctioned drawing. The applicant has further stated that HT Line passing through the site is in process of shifting and shall be shifted prior to commencement of construction and all necessary approvals has been taken from the concerned Department. The applicant/company also stating that all the existing temporary structures on the site shall be removed before commencement of construction.

The building plans duly signed are being returned herewith in three sets, with a request that minor correction noticed at Directorate may be got rectified there only, whereas, if any change in drawing is essential than same may be conveyed to this office.

DA/As above.


Senior Town Planner,
Gurugram Circle, Gurugram



हरियाणा शहरी विकास प्राधिकरण

HARYANA SHEHRI
VIKAS PRADHIKARAN

Tel : 2572449
Fax : 2564655
Website : www.hsvp.org.in
Email : cencrhaps@gmail.com

Address: C-3, HSVP, HQ Sector-6
Panchkula

From

The Superintending Engineer (HQ),
HSVP, Panchkula.

To

The Chief Town planner(IT & M) -Cum-
Chairman Building Plan
Approval Committee,
O/O The Director,
Town and Country Planning,
Haryana, Chandigarh.

Memo No: - SE (HQ)/SDE(HQ)/SDM(HQ)/2020/ 8416

Dated:- 14/11/2020

SUB:-

Approval of building plans of Group Housing Colony over an area measuring 2.1234375 acres (Licence no. 86 of 2019 dated 1.8.2019 falling in the Revenue estate of village Islampur in Sector-33 Gurugram Manesar Urban Complex being developed by Sh. Kanwar Sain jain HUF Karta & Others in collaboration with Primoris Realtors LLP.

Ref:-

Kindly refer to your office Endst. No. ZP-1383/JD(NC)/2019/31720 dated 23.12.2019 on the subject cited above.

The building plans for setting up of Group Housing Colony set up by Sh. Kanwar Sain jain HUF Karta & Others in collaboration with Primoris Realtors LLP over an area measuring 2.1234375 acres (Licence No. 86 of 2019 dated 1.8.2019) falling in the revenue estate of village Islampur in Sector-33 Gurugram Manesar Urban Complex, as received have been checked and found OK so far as Public Health Internal Services are concerned, subject to the following comments:-

1.WATER SUPPLY:-

- (i) The down take system shall be provided by the firm 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 plans and down takes system/ thereof is as under:-

| Sr. No | Name of Building | Capacity of Tank for Dom Use | Up Pipe In mm. | Down Pipe in mm. |
|--------|-----------------------------|------------------------------|----------------|------------------------|
| 1. | Tower-A (Dom) | 1x20000 Ltrs. | 65mm | 80/65/50/40/32/25/20mm |
| | Flushing | 1x10000 Ltrs. | 50mm | 65/50/40/32/25/20mm |
| 2. | Tower-B (Dom) | 1x30000 Ltrs. | 65mm | 80/65/50/40/32/25/20mm |
| | Flushing | 1x15000 Ltrs. | 50mm | 65/50/40/32/25/20mm |
| 3. | EWS(Dom) | 1x9000 Ltrs. | 50mm | 65/50/40/32/25/20mm |
| | Flushing | 1x5000 Ltrs. | 40mm | 50/40/32/25/20mm |
| 4. | Commercial & Community(Dom) | 1x12000 Ltrs. | 50mm | 65/50/40/32/25/20mm |
| | Flushing | 1x10000 Ltrs. | 40mm | 50/40/32/25/20mm |
| | RCC UGT (Dom) | 100 KL | | |



हरियाणा शहरी विकास प्राधिकरण

HARYANA SHEHRI
VIKAS PRADHIKARAN

Tel : 2572449
Fax : 2564655
Website : www.hsvp.org.in
Email : cencrhsvp@gmail.com

Address: C-3, HSVP, HQ Sector-6
Panchkula

- i) Inlet pipe from down take to toilet shall be G.I. Class-B, ISI Marked 25/20/15 mm dia shown on the plans and connection to each individual fixture shall be 15 mm dia.
- (iii) The firm has proposed clear water overhead tanks on the top of the building block i.e. (S+21) storied. Therefore, the clearance from the Air Traffic Authority may be seen by your office.
- iv) Adequate booster pumps to boost the water in the water tanks with 100% standby arrangement shall be provided by the firm. It may be made clear to the firm that he will be solely responsible for boosting arrangement all the time to come.
- v) The alternative arrangement of power supply such as Generator set etc. of suitable capacity shall be provided by the firm during failure of electricity.
- vi) It shall be mandatory for the firm to provide Solar Water Heating System and Solar Photovoltaic Power Plant of suitable capacity as per the notification of department of Renewable Energy, Govt. of Haryana & latest amendment made thereof from time to time. The specifications for the installation of the same should also be strictly as per their latest guidelines.

2. SEWERAGE:-

- i) All external sewerage lines should not be less than 200mm dia S.W. Pipe ISI Marked.
- ii) All soil pipes connection W.C. to soil stack/ manhole shall be minimum 100mm dia as per requirement as shown on the plans.
- iii) Waste water stack shall be 100mm/75mm dia as shown on the plans and soil stack shall be 100mm dia HCI Pipe.
- iv) All F.T. shall be minimum 75mm dia HCI Pipe.
- v) All W.C. shall be provided with high/low levels flushing cistern. It shall be mandatory for the firm to provide dual/two button or lever flush system in toilets. The capacity of flushing cistern shall be 6 liters for full discharge/3 Ltrs. for half discharge.
- vi) All pipes from waste water stack of I.C. and I.C. to manhole shall be minimum 100mm dia as shown on the plans.
- vii) Suitable approach/ventilation arrangement shall be provided by the firm by providing inspection window /duct etc. for repairing of piping system.
- viii) The firm has proposed disposal of sewage through proposed Sewage Treatment Plant. Thus, it may be made clear to the firm that the same shall be provided as per IS norms and there will be no pollution due to disposal of sewage.
- ix) The builder will not resort to manual scavenging by engaging sanitation workers for cleaning of Sewage system.

3. STORM WATER DRAINAGE:-

- i) The firm has provided **Twin level basements** for parking/ service only. For draining out of the wash water / rain water accumulated in the lower basement, the same shall be collected through covered channel of **300mm** wide to the sump at different



हरियाणा शहरी विकास प्राधिकरण

HARYANA SHEHRI
VIKAS PRADHIKARAN

Tel : 2572449
Fax : 2564655
Website : www.hsvp.org.in
Email : cencrhsvp@gmail.com

Address: C-3, HSVP, HQ Sector-6
Panchkula

- places and from there the same shall be pumped using pumps of **650 LPM** capacity at **10.00 Mtrs. Head**. Thus, it may be made clear to the firm that he will be solely 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 suitable so as to dispose off rain water into external system of the Town or natural drain/creek which is existing.
 - iii) All rain water stack pipes shall be 100/150/200mm dia pipes as shown on the plan.
 - iv) It may be made clear to the firm 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.
 - v) The design of rain water harvesting pit, as shown on the plans, may not be treated as approved by this office.

4. FIRE FIGHTING:-

It may be made clear to the firm that the appropriate provision for firefighting arrangement, as per required, NBC, ISI and up to date instruction issued by Urban Local Bodies department/ fire department Govt. of Haryana from time to time. Fire fighting safety certificate/NOC shall be obtained before undertaking any constn. The firm will be solely responsible for firefighting arrangement.

5. GENERAL:-

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.

- i) No cross connection between recycled water system and potable water system shall be made.
- ii) All plumbing pipes fittings, valves will be of red color or painted red. In case of embedded pipes, marker tapes 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.
- iii) Recycled water pipes and potable water pipes will be fixed in separate chases and a minimum horizontal distance of 6" (150mm) will be maintained between them. In case of cross suitably colored/taped sleeve shall be used.
- iv) The colonizer/firm will provide appropriate pipes (both up and down) for solar water heating system.
- v) Recycle Water pipes, fittings, Appurtenances, Valves, taps, meters, hydrants will be of Red Color or painted red.



हरियाणा शहरी विकास प्राधिकरण

HARYANA SHEHRI
VIKAS PRADHIKARAN

Tel : 2572449

Fax : 2564655

Website : www.hsvp.org.in

Email : cenchrhsvp@gmail.com


Address: C-3, HSVP, HQ Sector-6
Panchkula.


- vi) Sign and symbols signifying and clearly indicating "Recycle Water" "Not fit for Drinking" must invariably be stamped/fixd on outlets, Hydrants Valves both surface and subsurface, Covers and at all conspicuous places of recycle distribution system.
- vii) Detectable marker tapes of red color bearing words "Recycle Water" should be fixed at suitable interval on pipes.
- viii) Octagonal covers, red in color or painted Red and words "Recycle Water-Not for Drinking" embossed on them should be used for recycled water.
- ix) The firm will have to pay the proportionate cost of external development charges on gross acreage basis as and when determined by HSVP/State Govt. These charges will be modifiable as and when approved by HSVP/State Govt. and will binding upon the firm.
- x) Alternative source of electricity shall be provided by the firm for functioning of water supply, sewerage, SWD, scheme by providing Gen. set of required capacity.
- xi) All pipes, fixture fitting pumps, Gen. Set and filtration plans etc. shall be conforming to relevant IS specification and ISI marked.
- xii) The responsibility of laying and maintaining (including quality, design etc.) of Internal Public Health Services shall be entirely of the owner/supervising Architect/Engineer of the Scheme.

The Implementation of instruction issued by Hon'ble NGT during the hearings held in OA No. 21 of 2014 and OA No. 95 of 2014 in the matter of Vardhman Kaushik V/s. Union of India and Ors, shall be complied with in the construction work.

The developer has not revealed source of water proposed to be used for construction activities in the subject cited site. As such, building plans may be released after the firm submits requisite NOC/ permission regarding source of water for construction activities please.

DA/- Building Plans.


Superintending Engineer (HQ),
HSVP, Panchkula.


14/01/2020