

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-941/AD(RA) /2014/ 12044. Dated:- 6/6/14.

To

Dale Developers Pvt. Ltd.
C/o Vatika Ltd.
Plot No. 16, Sector-135,
Noida-201301.

Subject:- Approval of building plans of Group Housing Colony measuring 11.125 acres (Licence No. 87 of 2013 dated 11.10.2013) in Sector-89-A Gurgaon Manesar Urban Complex being developed by Dale Developers Pvt. Ltd. and others in collaboration with Vatika Ltd.

Reference your application dated 18.11.2013 for permission to re-erect the buildings in Group Housing Colony measuring 11.125 acres (Licence No. 87 of 2013 dated 11.10.2013) in Sector-89-A, 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 there under along with 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) 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:

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 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 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.

14. WATER SUPPLY:

- (i) The down take system shall be provided by you 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 plan and down take system thereof is as under: -

Sr. No.	Name of Building	Capacity of Tank of Domestic Use	Up Pipe in mm.	Down Pipe in mm.
1.	Tower-1 (Dom)	1x24000 Ltrs.	80mm	100/80/65/50/40/32/25/20mm
	Flushing	1x13000 Ltrs.	65mm	80/65/50/40/32/25/20mm
2.	Tower-2 & 4 (Dom)	2x23000 Ltrs.	80mm	100/80/65/50/40/32/25/20mm
	Flushing	2x12000 Ltrs.	65mm	80/65/50/40/32/25/20mm
3.	Tower-3 (Dom)	1x18000 Ltrs.	80mm	100/80/65/50/40/32/25/20mm
	Flushing	1x10000 Ltrs.	65mm	80/65/50/40/32/25/20mm
4	Tower-5 (Dom)	1x24000 Ltrs.	80mm	100/80/65/50/40/32/25/20mm
	Flushing	1x13000 Ltrs.	65mm	80/65/50/40/32/25/20mm
5.	Tower-6 (Dom)	1x14000 Ltrs.	80mm	100/80/65/50/40/32/25/20mm
	Flushing	1x7500 Ltrs.	65mm	80/65/50/40/32/25/20mm
6.	Row Houses (Dom)	6x500 Ltrs	40mm	50/40/32/25/20mm
	Flushing	6x250 Ltrs.	32mm	40/32/25/20mm
7.	Convenient Shopping (Dom)	1x1000 Ltrs	40mm	32/25/20mm
	Flushing	1x750 Ltrs.	32mm	25/20mm
8.	EWS (Dom)	1x22000 Ltrs.	32mm	25/20mm
	Flushing	1x12000 Ltrs.	32mm	
9.	Community building (Dom)	1x5000 Ltrs.		
	Flushing	1x3000 Ltrs.		
	RCC UGT Tank (Dom)	320 KL		

- (ii) Inlet 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 solely 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 F.T. shall be 75 mm dia.
- (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.

16. STORM WATER DRAINAGE:

- (i) You have provided single level basement except below EWS 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 300 LPM capacity at 12.00 and 15.00 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.

17. 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 1/8th 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.
- (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 of work done at site.
- (x) That if any, site for Electric Sub Station is required same will be provided by you in the group housing 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 ablation taps should be avoided.
- (xii) No cross connection between recycled water system and potable water system shall be made.
- (xiii) 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.
- (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 suitably coloured / taped sleeve shall be used.
- (xv) Alternative source of electricity shall be provided by you for functioning of water supply, sewerage, SWD, Scheme by providing Gen. set of required capacity.

- (xvi) The colonizer/firm will provide appropriate pipes (both up and down) for solar water heating system.
- (xvii) 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.
- (xviii) That you shall abide by the policies issued by the Department regarding allotment of EWS flats.
- (xix) 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.
- (xx) 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.
- (xxi) That you shall not construct the building more than 30.00 Meters without obtaining the NOC from AAI.

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

DA/One set of Building Plans



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

Memo No. ZP-941/AD (RA) /2014/_____ Dated:-_____

A copy is forwarded to the following for information:-

1. Administrator, HUDA, Gurgaon w.r.t. his office Memo. No. 136 dated 18.02.2014.
2. Senior Town Planner, Gurgaon, along with one set of building plans.
3. Superintending Engineer (HQ) HUDA, Panchkula.
4. District Town Planner, Gurgaon.
5. District Town Planner (Enf.), Gurgaon.

Encl: as above


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

To
The Director,
Town and Country Planning
Haryana, Chandigarh.

Date: 21.08.2019

Subject: Application for revalidation of building plan of Group Housing Colony measuring 11.125 (License no. 87 of 2013 dated 11.10.2013) acres in Village Harsaru, Sector – 89A, Gurugram Manesar Urban Complex being developed by Dale Developers Pvt. Ltd. and Others in collaboration with Vatika Ltd.

Ref.: Building Plan approved vide Memo No. ZP-941/AD(RA)/2014/12044 Dated 06.06.2014

Respected sir,

This is with reference to above captioned subject we would like to inform you that we are developing a group housing colony situated at sector 89A Gurugram. Your good office had approved the building plan of said colony vide Memo No. ZP-941/AD(RA)/2014/12044 Dated 06.06.2014 which is valid up to 05.06.2019.


Farther we had deposited an amount of Rs. 11,00,000/- (Eleven Lakh only) as revalidation fee through online E-payment vide GRN No. 56337424 Dated 16.08.2019.

Therefore, you are requested to kindly revalidate the above said building plan for farther Five years. Your early action in this regards will be highly appreciated.

Thanking you

Yours faithfully

For Vatika Ltd.


(Authorized Signatory)

Encl:

1. Revalidation Fee Receipt
2. Form – BR-I & BR-II

FORM BR-I
[See Code 2.1(1)]
FORM OF APPLICATION

Class of Building -

Residential

Educational

Warehousing

Any other

Commercial

Institutional

Industrial

From

M/s Vatika Ltd.
Vatika Triangle, 7th floor,
Block-A, Sushant Lok-1, M. G. Road,
Gurugram

To

Director General
Town and Country Planning, Haryana
Chandigarh.

Sir,

I/We apply for permission to erect/re-erect/add/alter a building/wall in accordance with the plans submitted herewith on **Residential Group Housing Colony on the land measuring 1.12 acres (Licence no. 87 of 2013 dated 11.10.2013) in village Harsaru, Sector-89A, Gurugram** (strike out whichever is not applicable)

2. I/We attach :

- a) A site plan (in triplicate) showing the position of the site proposed to be built upon as required by the Code along with an un-editable Compact Disc/DVD or any other electronic medium permissible by competent authority from time to time containing the drawings so submitted;
- b) Plans, elevations and sections in (in triplicate) as required by the Code along with an un-editable Compact Disc/DVD or any other electronic medium permissible by Director from time to time containing the drawings so submitted;
- c) Drainage plans (in triplicate), as required by Code along with an un-editable Compact Disc/DVD or any other electronic medium permissible by Director from time to time containing the drawings so submitted;
- d) Structural drawings (for record) as per **Form BR-V(A1)/BR-V(A2)**, as may be applicable;
- e) Specifications of the proposed building (in triplicate) in **Form BR-II**;
- f) Certificate of conformity to regulation and structural safety for the relevant buildings (depending upon type and height) in **Form BR-V(A1) or BR-IV(A2)**; and
- g) Scrutiny fee @ Rs. 10 per square meter deposited as per prescribed mode
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3. The construction of the building will be undertaken as per the approved building plans, structural design given by the Structural Engineer, and got supervised through the following Architect/ Engineer:



A Architect :


- i) Name of Architect : Manish Kumar Gupta
- ii) Council of Architect Registration No. CA/2005/35549., valid upto. 31/12/2016
- iii) Complete Address: ATS Tower Plot No. 16, Sec. 135, Noida - 201301
- iv) E-mail: Manish.gupta@atsgreens.com
- v) Mobile no.: 9999597406

B. Engineer :

- i) Name of Engineer : Govind Madhav Sharma
- ii) Qualification : Civil Engineer
- iii) Complete Address: ATS Tower Plot No. 16, Sec. 135, Noida - 201301
- iv) E-mail: govind@atsgreens.com
- v) Mobile no. 9356604101

Dated

Enclosures


Signature of applicant

(No digital signatures are required)

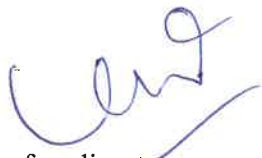
- i) Complete Address
- ii) Phone no.
- iii) E-mail

FORM BR - II
[See Code 2.1(1)(iv)]

Specifications

The materials to be used in the construction to be clearly specified under the following heads :-

Item	Specifications
(a) Foundations	Raft foundation/Brickwork.
(b) Walls	RCC/Columns/Brick Masonry.
(c) Damp-proof course	40mm P.C.C with waterproofing compound.
(d) Roof	RCC slab.
(e) Floors	Marble/Terrazo/IPS/Granite.
(f) Windows and Doors and other wood-work	Wooden/Aluminium/MS door frames & shutters.
(g) Steel work	Railings, gates etc. in mild steel/wrought iron.
(h) Internal finish	Cement plaster with paint.
(i) External finish	Cement plaster & paint.


Signature of applicant.

(No digital signatures are required)


MANISH KUMAR GUPTA
CA/2005/35549
Signature of Architect/Engineer

i) Complete Address

ii) E-mail

iii) Mobile no.