



ahconsultant consultant <info.ahconsultant@gmail.com>

Approval of revised residential building plan of Plot No. A-35, A-36, A-37, A-38, A-39, A-40, A-41, A-42, A-43, A-44, A-45, A-46 (measuring 104.029 Sqm.) in the Affordable Residential Plotted Colony (under DDJAY-2016) namely Suncity Vatsal Valley, Sector-2, Gwal Pahari, Gurugram being developed by Namdev Construction Pvt. Ltd. under License No. 21 of 2021 dated 07.05.2021 (after migration of an area of Affordable Group Housing Colony under License No. 2 of 2019 dated 05.01.2019) granted for setting up of Affordable Residential Plotted Colony under DDJAY-2016.

2 messages

dtp gurugram <dtpggn.buildingplan@gmail.com>

Tue, Oct 5, 2021 at 5:02 PM

To: RASS ARCH <info.ras34@gmail.com>, info.rasstudio@gmail.com, info.ahconsultant@gmail.com

Dear Architect,

The revised residential building plans under subjected matter as received in this office under self-certification policy have been checked vis-à-vis zoning provisions and provisions of HBC-2017 in reference to setbacks, height, position of gate, FAR and ground coverage and are found correct. Please ensure that rest of provisions of HBC-2017 as well as ownership /other parameters are complied with/again ensured, before issuing approval to the owner /applicant and also ensure that the approval letter and approved building plans and CD are submitted by you in this office as well as O/o DTP (Enforcement), Gurugram within 15 days from this technical approval, failing which strict disciplinary action shall be initiated for withdrawal of technical approval. A copy of the approval letter may also be submitted to the concerned colonizer.

Further, in case of your withdrawal of professional services in respect to use subject cited plots, intimation regarding the same must be conveyed immediately alongwith reasons thereof, to this office under intimation to District Town Planner (Enf.), Gurugram and you shall be liable to follow the measures prescribed in the Self Certification Policy, failing which action as per Act /Rules/Policy shall be initiated. Further, the following condition should be imposed in BR-III issued by you to the applicant:-

- 1 That you shall abide by the terms & conditions as mentioned in Deen Dayal Jan Awas Yojna (DDJAY-2016).
- 2 These plans are approved with FAR of 264% as per the permissible FAR mentioned in policy dated 13.08.2021. Any enhanced FAR shall be got approved for which you shall be liable to pay the additional fee/ charges as per the instructions framed by Govt. time to time.
- 3 That you shall abide by the Punjab Scheduled Roads and Controlled Area restriction of Unregulated Development Act, 1963 and rules framed there under.
- 4 The building plans shall be treated as cancelled if in future, the plot falls in an unlicensed/de-licensed area.
- 5 These plots are not frozen by the Department in the layout plan.
- 6 The subject cited approval is valid for two years.
- 7 This plan is being approved without prejudice to the validity of the license of the colony.
- 8 You shall get the setbacks of your building(s) checked at plinth level and obtain a certificate from this office before proceeding with the super structure.
- 9 That you shall get occupation certificate from competent authority before occupying the above said building.
- 10 That you shall provide Rain Water Harvesting system as proposed in the building plan.
- 11 That responsibility of the structural design & structural stability against the earthquake of the building block shall be solely of the Architect / Owner.
- 12 That the basement setback shall be minimum 2.4 mtr from the common wall in the event the adjoining plot is built-up without basement.
- 13 That you shall not use the proposed building other than residential purposes and shall not

raise any further construction without getting the approval of competent authority otherwise this approval shall be automatically cancelled and appropriate action as per rule will be initiated.

- 14 That you shall not apply for occupation certificate till all the development works in the licensed colony are completed and functional.
- 15 Solar assisted water heating system shall have to be provided as per prevailing Government Policies / Norms.
- 16 That you shall abide by the conditions as declared in the affidavit. If you breach any of the conditions laid down in the said affidavit the approval of the building plan shall be deemed to be cancelled.
- 17 That you shall also comply with the conditions as approved/conveyed from time to time by the Govt.
- 18 That you shall adhere to the guidelines issued by Director General, Town & Country Planning on 14.05.2015 (Circulated by this office on 27.05.2015) in reference to orders dated 10.04.2015 of Hon'ble National Green Tribunal in O.A. No. 21 of 2014 i.e. Vardhman Kaushik Vs. Union of India & Ors and order dated 21.04.2017 passed by Commissioner, Municipal Corporation, Gurugram (MCG) regarding construction & demolition waste management at site.
- 19 This sanction will be void ab initio if any of the conditions mentioned above are not complied with.
- 20 You shall submit the BRS-III alongwith copy of plans duly signed by you related to all these plots in 15 days of this technical approval.
- 21 This sanction is granted subject to validity of license.

In addition to above, it is also directed to obtain the PH services report from concerned XEN's HSVP before issuance of BRS-III to the applicant.

The copy of BRS-III shall also be endorsed to the Regional Officer of Haryana State Pollution Control Board, Gurugram.

With Regards
DTP (P), GGM.

AH CONSULTANT <info.ahconsultant@gmail.com>
To: satbir singh <satbirsingh1324@gmail.com>

Tue, Oct 5, 2021 at 5:32 PM

[Quoted text hidden]

BRS-III
(See Rule 44 Act of 1963)

From

AR. SANDEEP SINGH BHOHI
CA/2010/48436

P 3/69, LGF, DLF-2, GURUGRAM,

To,

M/S Namdev Construction Pvt. Ltd. LGF-10
R/o Vasant Square Mall, Plot-A, Sector-B, Pocket-5,
Community Centre, Vasant Kunj, New Delhi ,

Memo No. — July/2021/25 R

Dated :- 05/10/2021

Sub:- Approval of Proposed Residential building plans in respect of Plot No. A-41, Sector-2, Gwal Pahari, Gurugram.

Ref:-

Under Self Certification Policy vide letter No. Misc-288A/6/53/2011-2 TCP Dated :-29-10-2011 Approved your building plan subject to the conditions as under:-

1. That you will abide by the Punjab Scheduled Roads and Controlled Area restriction of Unregulated Development Act, 1963 and rules framed there under.
2. The building plans shall be treated as cancelled if plot falls in unlicensed area.
3. This plan is being approved without prejudice to the validity of the license of the colony.
4. You will get the setbacks of your building (s) checked at plinth level and obtain a certificate from this office before proceeding with the super structure.
5. That you will get occupation certificate from competent authority before occupying the above said building.
6. That you will provide rain water harvesting system as per direction of the competent authority.
7. That responsibility of the structure design, the structure stability against the earthquake of the building block shall be solely of the Structural Engineer / owner.
8. That the basement setback shall be minimum 8 feet from common wall in the event the adjoining plot is build up without basement.
9. That will not used the proposed building other than residential purposes and shall not raise any further construction without getting the approval of competent authority otherwise this approval shall be automatically cancelled and appropriate action as per rule will be initiated.
10. Solar assisted water heating system shall be provided having provided as per Govt. norms.
11. That you will not construct/ do any non compoundable violation otherwise this approval shall be automatically cancelled.

Encl: One copy of sanction plan is enclosed herewith for your further necessary action

AR. SANDEEP SINGH BHOHI
CA/2010/48436

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CA/2010/48436

P 3/69, LGF, DLF-2, GURUGRAM,

Endst. No.:

Dated : 05/10/2021

A copy of the above is forwarded with one set of approved building plans to the following for information and further necessary action.

1. M/s Din Dayal Awasth Yojna. the request that the occupation certificate from the competent authority (submitted to the owner)
2. The Distt. Town Planner , (Enforcement) Gurgaon with one set of approved building plan .

AR. SANDEEP SINGH BHOHI
CA/2010/48436
AR. SANDEEP SINGH BHOHI
CA/2010/48436 # P 3/69, LGF, DLF-2, GURUGRAM,

Sandy

BRS-III
(See Rule 44 Act of 1963)

From

AR. SANDEEP SINGH BHOHI
CA/2010/48436

P 3/69, LGF, DLF-2, GURUGRAM,

To,

M/S Namdev Construction Pvt. Ltd. LGF-10
R/o Vasant Square Mall, Plot-A, Sector-B, Pocket-5,
Community Centre, Vasant Kunj, New Delhi ,

Memo No. — July/2021/26 R

Dated :- 05/10/2021

Sub:- Approval of Proposed Residential building plans in respect of Plot No. A-42, Sector-2, Gwal Pahari, Gurugram.

Ref:-

Under Self Certification Policy vide letter No. Misc-288A/6/53/2011-2 TCP Dated :-29-10-2011 Approved your building plan subject to the conditions as under:-

1. That you will abide by the Punjab Scheduled Roads and Controlled Area restriction of Unregulated Development Act, 1963 and rules framed there under.
2. The building plans shall be treated as cancelled if plot falls in unlicensed area.
3. This plan is being approved without prejudice to the validity of the license of the colony.
4. You will get the setbacks of your building (s) checked at plinth level and obtain a certificate from this office before proceeding with the super structure.
5. That you will get occupation certificate from competent authority before occupying the above said building.
6. That you will provide rain water harvesting system as per direction of the competent authority.
7. That responsibility of the structure design, the structure stability against the earthquake of the building block shall be solely of the Structural Engineer / owner.
8. That the basement setback shall be minimum 8 feet from common wall in the event the adjoining plot is build up without basement.
9. That will not used the proposed building other than residential purposes and shall not raise any further construction without getting the approval of competent authority otherwise this approval shall be automatically cancelled and appropriate action as per rule will be initiated.
10. Solar assisted water heating system shall be provided having provided as per Govt. norms.
11. That you will not construct/ do any non compoundable violation otherwise this approval shall be automatically cancelled.

Encl: One copy of sanction plan is enclosed herewith for your further necessary action

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CA/2010/48436

P 3/69, LGF, DLF-2, GURUGRAM,

Endst. No.:

Dated : 05/10/2021

A copy of the above is forwarded with one set of approved building plans to the following for information and further necessary action.

1. M/s Din Dayal Awas Yojna. the request that the occupation certificate from the competent authority (submitted to the owner)
2. The Distt. Town Planner , (Enforcement) Gurgaon with one set of approved building plan .

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BRS-III
(See Rule 44 Act of 1963)

From

AR. SANDEEP SINGH BHOHI
CA/2010/48436

To,

P 3/69, LGF, DLF-2, GURUGRAM,
M/S Namdev Construction Pvt. Ltd. LGF-10
R/o Vasant Square Mall, Plot-A, Sector-B, Pocket-5,
Community Centre, Vasant Kunj, New Delhi ,

Memo No. – July/2021/27 R

Dated :- 05/10/2021

Sub:- Approval of Proposed Residential building plans in respect of Plot No. A-43, Sector-2, Gwal Pahari, Gurugram.

Ref:-

Under Self Certification Policy vide letter No. Misc-288A/6/53/2011-2 TCP Dated :-29-10-2011 Approved your building plan subject to the conditions as under:-

1. That you will abide by the Punjab Scheduled Roads and Controlled Area restriction of Unregulated Development Act, 1963 and rules framed there under.
2. The building plans shall be treated as cancelled if plot falls in unlicensed area.
3. This plan is being approved without prejudice to the validity of the license of the colony.
4. You will get the setbacks of your building (s) checked at plinth level and obtain a certificate from this office before proceeding with the super structure.
5. That you will get occupation certificate from competent authority before occupying the above said building.
6. That you will provide rain water harvesting system as per direction of the competent authority.
7. That responsibility of the structure design, the structure stability against the earthquake of the building block shall be solely of the Structural Engineer / owner.
8. That the basement setback shall be minimum 8 feet from common wall in the event the adjoining plot is build up without basement.
9. That will not used the proposed building other than residential purposes and shall not raise any further construction without getting the approval of competent authority otherwise this approval shall be automatically cancelled and appropriate action as per rule will be initiated.
10. Solar assisted water heating system shall be provided having provided as per Govt. norms.
11. That you will not construct/ do any non compoundable violation otherwise this approval shall be automatically cancelled.

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Endst. No.:

Dated : 05/10/2021

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1. M/s Din Dayal Awasth Yojna. the request that the occupation certificate from the competent authority (submitted to the owner)
2. The Dist. Town Planner , (Enforcement) Gurgaon with one set of approved building plan .

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P 3/69, LGF, DLF-2, GURUGRAM,

Sandy

BRS-III
(See Rule 44 Act of 1963)

From

AR. SANDEEP SINGH BHOHI
CA/2010/48436

P 3/69, LGF, DLF-2, GURUGRAM,

To,

M/S Namdev Construction Pvt. Ltd. LGF-10
R/o Vasant Square Mall, Plot-A, Sector-B, Pocket-5,
Community Centre, Vasant Kunj, New Delhi ,

Memo No. — July/2021/28 R

Dated :- 05/10/2021

Sub:- Approval of Proposed Residential building plans in respect of Plot No. A-44, Sector-2, Gwal Pahari, Gurugram.

Ref:-

Under Self Certification Policy vide letter No. Misc-288A/6/53/2011-2 TCP Dated :-29-10-2011 Approved your building plan subject to the conditions as under:-

1. That you will abide by the Punjab Scheduled Roads and Controlled Area restriction of Unregulated Development Act, 1963 and rules framed there under.
2. The building plans shall be treated as cancelled if plot falls in unlicensed area.
3. This plan is being approved without prejudice to the validity of the license of the colony.
4. You will get the setbacks of your building (s) checked at plinth level and obtain a certificate from this office before proceeding with the super structure.
5. That you will get occupation certificate from competent authority before occupying the above said building.
6. That you will provide rain water harvesting system as per direction of the competent authority.
7. That responsibility of the structure design, the structure stability against the earthquake of the building block shall be solely of the Structural Engineer / owner.
8. That the basement setback shall be minimum 8 feet from common wall in the event the adjoining plot is build up without basement.
9. That will not used the proposed building other than residential purposes and shall not raise any further construction without getting the approval of competent authority otherwise this approval shall be automatically cancelled and appropriate action as per rule will be initiated.
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Dated : 05/10/2021

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2. The Distt. Town Planner , (Enforcement) Gurgaon with one set of approved building plan .

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BRS-III
(See Rule 44 Act of 1963)

From

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CA/2010/48436

To,

P 3/69, LGF, DLF-2, GURUGRAM,
M/S Namdev Construction Pvt. Ltd. LGF-10
R/o Vasant Square Mall, Plot-A, Sector-B, Pocket-5,
Community Centre, Vasant Kunj, New Delhi ,

Memo No. — July/2021/29 R

Dated :- 05/10/2021

Sub:- Approval of Proposed Residential building plans in respect of Plot No. A-45, Sector-2, Gwal Pahari, Gurugram.

Ref:-

Under Self Certification Policy vide letter No. Misc-288A/6/53/2011-2 TCP Dated :-29-10-2011 Approved your building plan subject to the conditions as under:-

1. That you will abide by the Punjab Scheduled Roads and Controlled Area restriction of Unregulated Development Act, 1963 and rules framed there under.
2. The building plans shall be treated as cancelled if plot falls in unlicensed area.
3. This plan is being approved without prejudice to the validity of the license of the colony.
4. You will get the setbacks of your building (s) checked at plinth level and obtain a certificate from this office before proceeding with the super structure.
5. That you will get occupation certificate from competent authority before occupying the above said building.
6. That you will provide rain water harvesting system as per direction of the competent authority.
7. That responsibility of the structure design, the structure stability against the earthquake of the building block shall be solely of the Structural Engineer / owner.
8. That the basement setback shall be minimum 8 feet from common wall in the event the adjoining plot is build up without basement.
9. That will not used the proposed building other than residential purposes and shall not raise any further construction without getting the approval of competent authority otherwise this approval shall be automatically cancelled and appropriate action as per rule will be initiated.
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Endst. No.:

Dated : 05/10/2021

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BRS-III
(See Rule 44 Act of 1963)

From

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To,

P 3/69, LGF, DLF-2, GURUGRAM,
M/S Namdev Construction Pvt. Ltd. LGF-10
R/o Vasant Square Mall, Plot-A, Sector-B, Pocket-5,
Community Centre, Vasant Kunj, New Delhi ,

Memo No. - July/2021/30 R

Dated :- 05/10/2021

Sub:- Approval of Proposed Residential building plans in respect of Plot No. A-46, Sector-2, Gwal Pahari, Gurugram.

Ref:-

Under Self Certification Policy vide letter No. Misc-288A/6/53/2011-2 TCP Dated :-29-10-2011 Approved your building plan subject to the conditions as under:-

1. That you will abide by the Punjab Scheduled Roads and Controlled Area restriction of Unregulated Development Act, 1963 and rules framed there under.
2. The building plans shall be treated as cancelled if plot falls in unlicensed area.
3. This plan is being approved without prejudice to the validity of the license of the colony.
4. You will get the setbacks of your building (s) checked at plinth level and obtain a certificate from this office before proceeding with the super structure.
5. That you will get occupation certificate from competent authority before occupying the above said building.
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