

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

From
Gian P Mathur & Associates P Ltd,
C-55, East of Kailash, New Delhi-65.

To
Adhikaansh Realtors Pvt. Ltd. In Collaboration With Aawam Residency Pvt.Ltd.
Unit No.SB/C/2L/office /017A, M3M Urbana Complex
Gurugram, Haryana 122102.

Memo No. 1002

Dated 12-10-2021

Subject:- Approval of proposed building plan as per application dated 12.10.2021 of
Plot No: : **Type B – Left Side Corner**

Plot B-29, B-41, B-54, B-137, B-198 & B-254 (6 FROZEN PLOTS)

Plot B-10, B-64, B-100, B-136, B-156, B-176, B-214 & B-234 (8 PLOTS)

Plot No: Type B – Left Side

Plot B-21, B-23, B-25, B-27, B-31, B-33, B-35, B-37, B-39, B-44, B-46, B-48, B-50, B-52, B-139, B-141, B-143, B-145, B-147, B-149, B-151, B-153, B-200, B-202, B-204, B-206, B-208, B-210, B-212, B-246, B-248, B-250, B-252, B-256, B-258 & B-260 (36 FROZEN PLOTS)

Plot B-2, B-4, B-6, B-8, B-56, B-58, B-60, B-62, B-66, B-68, B-70, B-72, B-74, B-76, B-78, B-80, B-82, B-84, B-86, B-88, B-90, B-92, B-94, B-96, B-98, B-102, B-104, B-106, B-108, B-110, B-112, B-114, B-116, B-118, B-120, B-122, B-124, B-126, B-128, B-130, B-132, B-134, B-158, B-160, B-162, B-164, B-166, B-168, B-170, B-172, B-174, B-178, B-180, B-182, B-184, B-186, B-188, B-190, B-192, B-194, B-196, B-216, B-218, B-220, B-222, B-224, B-226, B-228, B-230, B-232, B-236, B-238, B-240, B-242, B-244, B-262, B-264, B-266, B-268, B-270 & B-272 (81 PLOTS)

Plot No: Type B – Right Side Corner

Plot B-20, B-30, B-155, B-213 & B-253 (5 FROZEN PLOTS)

Plot B-1, B-55, B-65, B-101, B-175, B-197, B-233 & B-273 (8 PLOTS)

Plot No: Type B – Right Side

Plot B-22, B-24, B-26, B-28, B-32, B-34, B-36, B-38, B-40, B-43, B-45, B-47, B-49, B-51, B-53, B-138, B-140, B-142, B-144, B-146, B-148, B-150, B-152, B-154, B-199, B-201, B-203, B-205, B-207, B-209, B-211, B-247, B-249, B-251, B-255, B-257, B-259 & B-261 (38 FROZEN PLOTS)

Plot B-3, B-5, B-7, B-9, B-57, B-59, B-61, B-63, B-67, B-69, B-71, B-73, B-75, B-77, B-79, B-81, B-83, B-85, B-87, B-89, B-91, B-93, B-95, B-97, B-99, B-103, B-105, B-107, B-109, B-111, B-113, B-115, B-117, B-119, B-121, B-123, B-125, B-127, B-129, B-131, B-133, B-135, B-157, B-159, B-161, B-163, B-165, B-167, B-169, B-171, B-173, B-177, B-179, B-181, B-183, B-185, B-187, B-189, B-191, B-193, B-195, B-215, B-217, B-219, B-221, B-223, B-225, B-227, B-229, B-231, B-235, B-237, B-239, B-241, B-243, B-245, B-263, B-265, B-267, B-269 & B-271 (81 PLOTS) Sector-89, village Hayatpur District Gurugram in accordance with the Plans Submitted with it.

Ref:- According to new policy Memo no. 288A/6/53/2011 – 2TCP Dated:- 29.10.2011
Permission is hereby-

- 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 02.09.2019. 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. from 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 the plot falls in an unlicensed area.
- 5 Out of the applied 263 nos. of plots, 85 nos. of plots are frozen by the Department in the layout plan.
- 6 That you shall not create any Third Party Rights in the 50% freezed area as per Directorate Order issued vide Endst. No. ZP-1243/AD(NK)/2019/18618 dated 05.08.2019.
- 7 The subject cited approval is valid for two years.
- 8 This plan is being approved without prejudice to the validity of the license of the colony.
- 9 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.
- 10 That you shall get an occupation certificate from competent authority before occupying the above said building.
- 11 That you shall provide Rain Water Harvesting system as proposed in the building plan.
- 12 That responsibility of the structural design & structural stability against the earthquake of the building block shall be solely of the Architect/Owner.
- 13 That the basement setback shall be minimum 2.4 mtr from the common wall in the event the adjoining plot is built up without a basement.
- 14 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.
- 15 That you shall not apply for occupation certificate till all the development works in the licensed colony are completed and functional.
- 16 Solar assisted water heating system shall have to be provided as per prevailing Government Policies / Norms.
- 17 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 deemed to be cancelled.
- 18 That you shall also comply with the conditions as approved/conveyed from time to time by the Govt.

- 19 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.
- 20 This sanction will be void ab initio if any of the conditions mentioned above are not complied with.
- 21 You shall submit the BRS-III along with copy of plans duly signed by you related to all these plots in 15 days of this technical approval.
- 22 This sanction is granted subject to validity of license.

Thanking You
Yours faithfully


GIAN P. MATHUR
ARCHITECT
B. Arch., M.C.A., A.I.I.A.
CA No. 80/5769

For
Gian P Mathur & Associates Pvt Ltd,
C-55, East of Kailash, New Delhi-65
Architect- Gian Prakash Mathur.

Enclosed Documents:

- Two sets of Approval Building Plan along with sanction letter.
- I have read all the terms and conditions of the sanction letter and I agree to all the terms and conditions. I understand that this sanction shall be invalid ab-initio if any of the aforesaid conditions are not complied with.

A copy of the above is forwarded to the following for information and further necessary action

1. District Town Planning (Planning), Gurugram
2. District Town Planning (Enforcement), Gurugram