



**Approval of Revised building plans of residential plots i.e. Plot No. G-2 to G-8, G-15 to G-21, G-49 to G-52, G-59 to G-66, G-73 to G-84, G-91 to G-98, G-105 to G-108 in Block G, (50 Nos) falling in the licensed residential plotted colony namely "Flower Valley Central Park-III" in Sector-29, 30, 32, 33, Sohna FDP-2031 AD measuring 128.4583 acres under License No. 28 of 2016 dated 23.12.2016 and license no. 54 of 2014 dated 20.06.2014 developed by M/s St. Patricks Realty Pvt Ltd.**

1 message

dtp gurugram <dtpggn.buildingplan@gmail.com>

Wed, May 1, 2019 at 6:15 PM

To: gpmcp3@gmail.com

Cc: rakesh.malhotra@centralpark.in, sanjeev.bhola@centralpark.in, puneet.sachdeva@centralpark.in

Dear Architect,

The following building plans (part of NPNL category) were initially approved on 03.05.2018 and now the same are being considered as revised building plans under subject matter as received in this office under self-certification policy. The plots nos. as per approved layout plans are as under:-

Sr. No.	Plot No.	Block	Total
1	G-2 to G-8	In Block-G	7
2	G-15 to G-21		7
3	G-49 to G-52		4
4	G-59 to G-66		8
5	G-73 to G-84		12
6	G-91 to G-98		8
7	G-105 to G-108		4
	Total		50

The same have been checked vis'-a-vis' Zoning provisions of setbacks, height, position of gate, FAR and ground coverage and found correct. The technical approval is hereby granted, however, please ensure that rest of provisions of Building Rules, 1965 as well as ownership /other parameters are complied with /again ensured, before issuing approval to the owner /applicant and ensure that approval letter and approved building plan 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 approval letter may also be submitted to concerned colonizer. Further, in case of your withdrawal

of professional services in respect of subject cited, plots the 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 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 These plots belong to the NPNL category.
- 4 The subject cited approval is valid for two years.
- 5 This plan is being approved without prejudice to the validity of the license of the colony.
- 6 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.
- 7 That you will get occupation certificate from competent authority before occupying the above said building.
- 8 That you will provide rain water harvesting system as proposed in the building plan.
- 9 That responsibility of the structural design & structural stability against the earthquake of the building block shall be solely of the Architect / Owner.
- 10 That the basement setback shall be minimum 8 feet from common wall in the event the adjoining plot is build up without basement.
- 11 That you will 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.
- 12 That you will not apply for occupation certificate till all the development works in the licensed colony are completed and functional.
- 13 Solar assisted water heating system shall have to be provided as per prevailing Government Policies / Norms.
- 14 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 building plan deemed to be cancelled.
- 15 That you shall also comply with the conditions as approved/conveyed from time to time by the Govt.
- 16 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.
- 17 This sanction will be void abnatio if any of the conditions mentioned above are not complied with.
- 18 It is also directed to obtain the PH services report from concerned XEN's HSVP before

issuance of BRS-III to the applicant.

- 19 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.
- 20 The construction on these plots in view of collaboration agreement executed with different allottees (as submitted by the company) shall be sole responsibility of the allottee and the company. However, in no way, the rates of NPNL plots shall exceed vis-à-vis the approval of Competent Authority.
- 21 This sanction is granted subjected 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 Regional Officer of Haryana State Pollution Control Board, Gurugram.

With Regards

DTP (P), GGN.