



ntp gurugram <ntpqqn.buildingplan@gmail.com>

Approval of Revised Building Plans of Plot No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55 (Type-B), Plot No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 (Type-A) and Plot No. . 1, 2, 3, 4, 5 (Type-C), Total A + B + C = 83 Plots in Affordable Residential Plotted Colony in Sector-37D, Gurugram - License No. 111 of 2021 dated 17.12.2021 - Rose Building Solution Pvt. Ltd.

1 message

ntp gurugram <ntpqqn.buildingplan@gmail.com>

Thu, May 5, 2022 at 10:28 AM

To: praveen.verma@signatureglobal.in, vijay.pal@signatureglobal.in, compliance@signatureglobal.in

Dear Architect,

The revised residential building plans under subject 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 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 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 the approval letter may also be submitted to the 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 along-with 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 25.04.2022. 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 50 % 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 occupation certificate from the 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 basement.