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REGD.

FORM BR-VI

[See Rule-47 (1)]

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.tcparyana.gov.in

Memo No. ZP-456/SD(BS)/2014/

8621

Dated: 2/5/14.

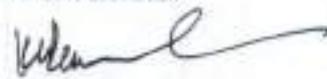
To

Doughman Engineers Pvt. Ltd. and others,
C/o ABW Infrastructure Ltd.
DLF Centre, Sarhad Marg,
New Delhi-110001.

Where as Doughman Engineers Pvt. Ltd. and others C/o ABW Infrastructure Ltd. has applied for the issue of an occupation certificate in respect of the buildings described below, I hereby grant permission for the occupation of the buildings after charging the composition charges amounting to ₹ 28,83,026/- for the variations vis-à-vis approved building plans subject to the following conditions:-

1. The building shall be used for the purposes for which the occupation certificate is being granted and in accordance with the uses defined in the approved Zoning Regulations/Zoning Plan and terms and conditions of the licence. Any violations of this condition shall render this occupation certificate null and void.
2. That you shall abide by the provisions of Apartment Ownership Act, 1983 and Rules framed thereunder. All the flats for which occupation certificate is being granted shall have to be compulsorily registered and a deed of apartment will have to be filed by you within the time schedule as prescribed under the Apartment Ownership Act 1983. Failure to do so shall invite legal proceedings under the statute.
3. That you shall comply with all the conditions laid down in the Memo No. Memo No. FS/MCG/2014/278 dated 08.02.2014 of the Commissioner, Municipal Corporation, Gurgaon with regard to fire safety measures.
4. That you shall be fully responsible to supply of water as per norms till such time the colony is handed over after final completion.
5. That you shall obtain the connection for disposal of sewerage and drainage from HUDA after laying the services to the point of external services on payment of prescribed fee and charges including the cost of such connection. You shall also maintain the internal services to the satisfaction of the Director till the colony is handed over after granting final completion.
6. That in case some additional structures are required to be constructed as decided by HUDA at later stage, the same will be binding upon you.
7. That you shall maintain roof top rain water harvesting system properly and keep it operational all the time.
8. The basements and stiff shall be used as per provisions of approved zoning plan and building plans.
9. That you shall comply with all the stipulations mentioned in the Environment clearance issued by State Environment Impact Assessment Authority Haryana Vide No. SEIAA/HR/09/1005 dated 06.10.2009.
10. That you shall comply with all the stipulation mentioned in the NOC issued by AAJ vide letter no. AAJ/NOC/2008/268/ 228-230 dated 04.02.2009 and AAJ/NOC/NR/ Revalidation /2013/2547-51 dated 10.12.2013.
11. The day & night marking shall be maintained and operated as per provision of ICAO standard.
12. That the outer facade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
13. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
14. That you shall use Compact Fluorescent Lamps (CFL) in the building as well as street lighting.
15. That you shall impose a condition in the allotment/possession letter that the allottee shall use Compact Fluorescent Lamps (CFL) for internal lighting, so as to conserve energy.
16. That you shall apply for connection for services within 15 days from the date of issuance of occupation certificate and shall submit the proof of submission thereof to this office.

For Express Greens M1 Condominium Association



Authorized Signatory

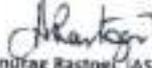
17. That provision of parking shall be made within the area earmarked/ designated for parking in the colony and no vehicle shall be allow to park outside the premises.

DESCRIPTION OF BUILDING

City: Gurgaon:-

- Licence no. 283 of 2007 dated 27.12.2007.
- Total area of the group housing colony measuring 13.893 acres.
- Sector-M1 Gurgaon.
- Part occupation certificate is granted for following towers as per following details:-

Tower/Block No.	Number of units	Height/G+	FAR Sanctioned		FAR Achieved	
			%	Area in Sqm.	%	Area in Sqm.
A	80	59.45/G+19	12.20	12003.937	12.20	12003.937
B	80	59.45/G+19	12.20	12003.937	12.20	12003.937
C	80	59.45/G+19	12.20	12003.937	12.20	12003.937
D	80	59.45/G+19	12.20	12003.937	12.20	12003.937
E	80	59.45/G+19	11.075	10896.821	11.075	10896.821
F	80	59.45/G+19	11.075	10896.821	11.075	10896.821
EWS	111	22.55/G+7	2.573	2531.664	2.595	2552.814
Total	591		73.523	72341.054	73.545	72362.204
Area of Basement				24595.097 Sqm.		


 (Anurag Rastogi) (IAS)
 Director General, Town and Country Planning,
 Haryana, Chandigarh.

Endst. No. ZP-456/SD(RS)/2014/_____

Dated: _____

A Copy is forwarded to the following for information and necessary action:-

1. CA, HUDA, Panchkula with reference to his office memo no. 3464 dated 14.03.2014.
2. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 175 Dated 01.04.2013.
3. Senior Town Planner, Gurgaon with reference to his office memo. No. 336 Dated 07.03.2014.
4. District Town Planner, Gurgaon with reference to his office Endst. No. 739 Dated 28.02.2014.
5. District Town Planner (E), Gurgaon.
6. The Commissioner, Municipal Corporation, Gurgaon with reference to his office Memo No. F5/MCG/2014/278 dated 08.02.2014 vide which no objection certificate for occupation of the above-referred buildings have been granted. It is requested to ensure compliance of the conditions imposed by your letter under reference. Further in case of any lapse by the owner, necessary action as per rules should be ensured. In addition to the above, you are requested to ensure that adequate fire fighting infrastructure is created at Gurgaon for the high-rise buildings and you will be personally responsible for any lapse/violation, as HUDA has released the necessary funds.


 (Sanjay Kumar)
 District Town Planner (HQ),
 For Director General, Town and Country Planning,
 Haryana, Chandigarh.

For Express Greens M1 Condominium Association


 Authorized Signatory

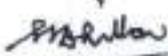
FORM LC-V
(See Rule 12)
HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

Licence No. 283 of 2007.

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & Rules, 1976 made thereunder to M/s. Doughman Engineers Pvt Ltd (ii) M/s. Sheel Buildcon Pvt Ltd, M/s. Yorks Hotels Pvt Ltd (iii) M/s. Yorks Hotels Pvt Ltd (iv) M/s. Sheel Buildcon Pvt Ltd C/o M/s. ABW Infrastructure Limited Regd. Office 208-210, Second Floor, D-4, Rectangle-1, Saket District Centre, Saket, New Delhi-110017 for setting up of a Group Housing Colony at village Manesar, District Gurgaon.
2. The particulars of the land wherein the aforesaid colony is to be set up are given in the schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
3. The licence is granted subject to the following conditions:
 - a) That the Group Housing Colony is laid out to conform to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plan.
 - b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules 1976 made thereunder are duly complied with.
 - c) That the demarcation plan of the colony area is submitted before starting the development works in the colony and for the approval of zoning plan.
4. That the licensee shall construct the portion of service road forming part of licenced area at his own cost and will transfer the same free of cost to the Government along with area falling in green belt.
5. That the portion of Sector /Master plan road which shall form part of the licenced area shall be transferred free of cost to the Government in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
6. That you will have no objection to the regularization of the boundaries of the licenced land through give equal and take equal with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
7. That you shall obtain approval /NOC from the competent authority to fulfill the requirements of notification dated 14-09-2006 issued by the Ministry of Environment & Forests, Govt of India before starting the development works in the colony.
8. That the licensee will use only CFL fittings for internal lighting as well as for campus lighting in the group housing complex.
9. The licence is valid upto 26-12-2009.

Dated: Chandigarh

The 27-12-2007.


(S.S. Dhillon)
 Director,
 Town & Country Planning,
 Haryana, Chandigarh.

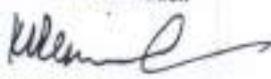
Endst. No. DS-2007/ 32128

Dated:- 28-12-07

A copy along with a copy of schedule of land is forwarded to the following for information and necessary action:-

- 1 M/s. Doughman Engineers Pvt Ltd (ii) M/s. Sheel Buildcon Pvt Ltd, M/s. Yorks Hotels Pvt Ltd (iii) M/s. Yorks Hotels Pvt Ltd (iv) M/s. Sheel Buildcon Pvt Ltd C/o M/s. ABW Infrastructure Limited Regd. Office 208-210, Second Floor, D-4, Rectangle-1, Saket District Centre, Saket, New Delhi-110017 along with a copy of agreement LC-IV and Bilateral agreement.
2. Chief Administrator, HUDA, Panchkula.
3. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
4. Addl. Director Urban Estates, Haryana, Panchkula.
5. Administrator, HUDA, Gurgaon.
6. Engineer-In- Chief, HUDA, Panchkula.
7. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
8. Land Acquisition Officer, Gurgaon.
9. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 6 above before starting the Development Works.
10. Senior Town Planner (Enforcement), Haryana, Chandigarh.
11. District Town Planner, Gurgaon along with a copy of agreement.
12. Accounts Officer, O/O Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

For Express Greens M1 Condominium Association


 Authorized Signatory


 District Town Planner (Hq)
 For Director, Town and Country Planning,
 Haryana, Chandigarh.

To be read with licence No. 283 of 2007.

1. Details of land owned by M/s Doughman Engineers (P) Ltd., village Manesar, District Gurgaon.

Village	Rect. No.	Killa No.	Area	
Manesar	34	8/3	K-M	
		9	0-8	
		11	8-0	
		12	8-0	
		13	8-0	
		19/2	7-12	
		20	3-16	
		35	15	8-0
				8-0
			Total	51-16 or 6.475 Acres

2. Details of land owned by M/s Sheel Buildcon (P) Ltd. 128/160 share, M/s Yorks Hotels (P) Ltd. 1/5 share.

Village	Rect. No.	Killa No.	Area
Manesar	34	1	K-M
		2	8-0
		10	8-0
		Total	24-0 or 3.0 Acres

3. Details of land owned by Yorks Hotels (P) Ltd.

Village	Rect. No.	Killa No.	Area
Manesar	34	18	K-M
		19/1	7-12
		Total	11-16 Or 1.475 Acres

4. Details of land owned by M/s Sheel Buildcon (P) Ltd.

Village	Rect. No.	Killa No.	Area
Manesar	45	1	K-M
		2	8-0
		34	8-0
		21	7-11
Total	23-11 Or 2.943 Acres		

G. Total: 111K-3M Or 13.893 Acres

For Express Greens M1 Condominium Association

[Signature]
Authorised Signatory

[Signature]
Director
Town and Country Planning,
Haryana, Chandigarh
C.P.T.

BR-III
(See Rule 44)

From

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

To

M/s ABW Infrastructure Limited,
C/o DLF New Gurgaon Home Developers Pvt. Ltd.
DLF Shopping Mall, 3rd Floor,
Arjun Marg, DLF City, Phase I,
Gurgaon.

Memo No: ZP-456 / ID (BS) / 2009/ 9538

Dated: - 22-9-09

Subject: Approval of building plans of Group Housing Scheme measuring 13.893 acres (License no. 283 of 2007 dated 27.12.2007) in Sector-M1 at village Manesar, Gurgaon Manesar Urban Complex being developed by M/s DLF New Gurgaon Home Developers Pvt. Ltd.

Reference your application dated 17.11.2008 for permission to erect the building for Group Housing Scheme measuring 13.893 acres (License no. 283 of 2007 dated 27.12.2007) in Sector-M1 at village Manesar, 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 thereunder alongwith 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) A certificate from a recognized Structural Engineer shall be submitted to the department within 60 days of issue of this letter that the structural design of the building is designed as per the provision of NBC and relevant I.S. Code for all seismic load, all dead and live loads, wind pressure and structure safety from earth quake 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

For Express Greens W* Condominium Association



Authorized Signatory

clearance to this effect shall be obtained from the Commissioner, Municipal Corporation, Gurgaon before grant of occupation certificate by the Director.

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 DTCP. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DTCP 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 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. The parking lots shall form part of common areas along with other common uses, in the declaration to be filed under Apartment Ownership Act, 1983.
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 Block	Capacity of tank for Domestic uses (In Ltrs.)	Up pipe (In MM)	Down pipe (In MM)
1.	Block - A, B, C, E & F (Domestic) (Flushing)	5 X 25,000 5 X 12,000	65 50	100/80/65/50/40/32/25 & 20 80/65/50/40/32/25 & 20
2.	Block - D, Town House, Independent House (Domestic) (Flushing)	1 X 35,000 1 X 16,000	80 65	150/100/ 80/65/50/40/32/25 & 20 80/65/50/40/32/25 & 20
3.	Block -G (Domestic) (Flushing)	1 X 28,000 1 X 16,000	80 65	100/ 80/65/50/40/32/25 & 20 80/65/50/40/32/25 & 20
4.	EWS (Domestic) (Flushing)	1 X 12,500 1 X 7,000	50 40	65/50/40/32/25 & 20 50/40/32/25 & 20
5.	Community Centre (Domestic) (Flushing)	1 X 4,000 1 X 2,500	32 25	40/32/25 & 20 32/25 & 20
6.	UGT (Domestic)	4,00,000		

For Express Greens M1 Condominium Association

Authorized Signatory

- (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% stand by arrangement shall also be provided by you. It is made clear that you shall be sole 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 W.C. shall be provided with high / low level flushing cistern. The capacity of flushing cistern shall be of 8 Ltrs.
- (v) All F.T. shall be 75 mm dia.
- (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 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 placed and from where the pumping has been proposed by you by providing pumps of 250 LPM capacity at 7 meter 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 plant etc. shall be conforming to relevant IS specification and ISI marked.
- (iii) You shall provide the minimum open able aperture of $1/8^{\text{th}}$ of the floor area of the habitable room and in case of kitchen the area of opening shall be increased to 25 %.
- (iv) The community centre shall be included by you as a part of the common areas of the group housing colony while filing the declaration under the Apartment Ownership Act and such community centre shall be for the exclusive use of residents of this group housing colony only.
- (v) You shall provide proper filtration plant for filtration and recycling of the water of the swimming pools, only small quantity of water shall be used for replacement of water in the swimming pools.
- (vi) The swimming pools shall not be connected with the storm water drain for the disposal of replacement water.
- (vii) You shall dispose off the replacement water by using the same for watering of landscaped area in colony or the same may be disposed off into the rain water harvesting system.

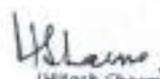
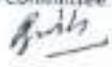
For Express Greens M1 Condominium Association



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- (viii) That before making swimming pool operational you shall provide life guards and safety equipments like swimming jackets and first aid box etc. in sufficient numbers and clearance from District Administration regarding provision of above safety measures will be obtained.
- (ix) That the colonizer shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 193 (E) Dated 19.01.2009 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
- (x) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- (xi) 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.
- (xii) That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
- (xiii) That the colonizer shall submit the structural drawings duly approved from the reputed institute like IIT Delhi, IIT Roorkee, PEC Chandigarh or NIT Kurukshetra etc. before starting the construction work at site.
- (xiv) That the colonizer shall submit the fire safety plans duly approved from the Institute of Fire Engineers at Nagpur before starting the construction work at site.
- (xv) That the colonizer /owner shall convey the ultimate power load requirement of the project to the concerned power utility to enable the provision of site for transformers / switching stations / electric sub-station as per the norms prescribed by the power utility in the project site within 2 months from the issuance of sanction of building plans.
- (xvi) That you shall submit the soft copy of the approved building plans of this scheme within one week to this office from the issuance of this letter.

This sanction will be void abinitio, if any of the conditions mentioned above are not complied with.
 DA/One set of Building Plans.


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

Endst. No: ZP-456 / JD (BS) / 2009/

- A copy is forwarded to the following for information:-
1. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
 2. Deputy Commissioner, Gurgaon.
 3. Commissioner, Municipal Corporation, Gurgaon.
 4. Joint Director, Environment Haryana-Cum Secretary, SEAC, SCO No. 1-3, Sector- 17D, Chandigarh
 5. Senior Town Planner, Gurgaon.
 6. Superintending Engineer (HQ) HUDA.
 7. District Town Planner, Gurgaon alongwith one set of building plans.
 8. District Town Planner (Enf.), Gurgaon.

Encl. as above

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

For Express Greens M1 Condominium Association


 Authorized Signatory

REGD.

FORM BR-VI
[See Rule-47 (1)]
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-500/SD(BS)/2014/ 1114 Dated: 28/5/14.

To:
Mount Valley Estate Pvt. Ltd. and others,
C/o ABW Infrastructure Ltd.
DLF Centre, Sansad Marg,
New Delhi-110001.

Where as Mount Valley Estate Pvt. Ltd. and others C/o ABW Infrastructure Ltd. has applied for the issue of an occupation certificate in respect of the buildings described below, I hereby grant permission for the occupation of the buildings after charging the composition charges amounting to ₹ 9,99,772/- & ₹ 6,72,165/- for the variations vis-à-vis approved building plans subject to the following conditions:-

1. The building shall be used for the purposes for which the occupation certificate is being granted and in accordance with the uses defined in the approved Zoning Regulations/Zoning Plan and terms and conditions of the licence. Any violations of this condition shall render this occupation certificate null and void.
2. That you shall abide by the provisions of Apartment Ownership Act, 1983 and Rules framed thereunder. All the flats for which occupation certificate is being granted shall have to be compulsorily registered and a deed of apartment will have to be filed by you with in the time schedule as prescribed under the Apartment Ownership Act 1983. Failure to do so shall invite legal proceedings under the statute.
3. That you shall comply with all the conditions laid down in the Memo No. Memo No. PS/MCG/2014/279 dated 08.02.2014 of the Commissioner, Municipal Corporation, Gurgaon with regard to fire safety measures.
4. That you shall be fully responsible to supply of water as per norms till such time the colony is handed over after final completion.
5. That you shall obtain the connection for disposal of sewerage and drainage from HUDA after laying the services to the point of external services on payment of prescribed fee and charges including the cost of such connection. You shall also maintain the internal services to the satisfaction of the Director till the colony is handed over after granting final completion.
6. That in case some additional structures are required to be constructed as decided by HUDA at later stage, the same will be binding upon you.
7. That you shall maintain roof top rain water harvesting system properly and keep it operational all the time.
8. The basements and still shall be used as per provisions of approved zoning plan and building plans.
9. That you shall comply with all the stipulations mentioned in the Environment clearance issued by State Environment Impact Assessment Authority Haryana Vide No. SEIAA/HR/09/1080 dated 28.10.2009.
10. That you shall comply with all the stipulation mentioned in the NOC issued by AAI vide letter no. AAI/NOC/2008/408/ 102-104 dated 20.01.2009 and AAI/NOC/NR/ Revalidation /2013/355-56 dated 10/19.12.2013.
11. The day & night marking shall be maintained and operated as per provision of ICAO standard.
12. That the outer facade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
13. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
14. That you shall use Compact Fluorescent Lamps (CFL) in the building as well as street lighting.
15. That you shall impose a condition in the allotment/possession letter that the allottee shall used Compact Fluorescent Lamps (CFL) for internal lighting, so as to conserve energy.
16. That you shall apply for connection for services within 15 days from the date of issuance of occupation certificate and shall submit the proof of submission thereof to this office.
17. That provision of parking shall be made within the area earmarked/ designated for parking in the colony and no vehicle shall be allow to park outside the premises.
18. That you shall restore the organized green area as per the Building Plans approved vide this office Memo No. ZP-500/ID(BS)/2009/9829 dated 22.09.2009, if any objection received from the allottees as per your undertaking dated 12.04.2014.
19. That you shall demolish the meter room measuring 18.11 sqm. provided in the green area as per your undertaking dated 12.04.2014.

For Chairman Association Exports Greens MIA

DESCRIPTION OF BUILDING

City: Gurgaon:-

- Licence no. 284 of 2007 dated 27.12.2007.
- Total area of the group housing colony measuring 19.643 acres.
- Sector-M1-A Gurgaon.

• Part occupation certificate is granted for following towers as per following details:-

Tower/Block No.	Number of units	Height/G+	FAR Sanctioned		FAR Achieved	
			%	Area in Sqm.	%	Area in Sqm.
A	80	59.45/G+10	9.935	11990.781	9.935	11990.781
B	80	59.45/G+19	9.008	10872.196	9.008	10872.196
C	80	59.45/G+19	9.008	10872.196	9.008	10872.196
D	80	59.45/G+19	9.008	10872.196	9.008	10872.196
E	80	59.45/G+19	9.008	10872.196	9.008	10872.196
F	80	59.45/G+19	9.935	11990.781	9.935	11990.781
G	88	65.35/G-21	9.945	12003.867	9.945	12003.867
H	88	65.35/G-21	9.945	12003.867	9.945	12003.867
EW5	162	25.65/G-8	2.497	3013.239	2.987	3604.791
	818		78.289	94491.319	78.779	95082.871
Area of Lower Basement			17719.42 Sqm.			
Area of Upper Basement			17087.65 Sqm.			

Anurag Rastogi
(Anurag Rastogi, IAS)

Director General, Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-500/SD(BS)/2014/1115-120

Dated: 28/5/14.

A Copy is forwarded to the following for information and necessary action:-

1. CA, HUDA, Panchkula with reference to his office memo no. 46 dated 02.01.2014 and 17076 dated 27.12.2013.
2. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 103 Dated 11.03.2013 and 194 dated 04.04.2013.
3. Senior Town Planner, Gurgaon with reference to his office memo. No. 338 Dated 07.03.2014 and 345 dated 07.03.2014.
4. District Town Planner, Gurgaon with reference to his office Endst. No. 652 Dated 25.02.2014 and 669 dated 25.02.2014.
5. District Town Planner (E), Gurgaon.
6. The Commissioner, Municipal Corporation, Gurgaon with reference to his office Memo. No. F5/MCG/2014/279 dated 08.02.2014 vide which no objection certificate for occupation of the above-referred buildings have been granted. It is requested to ensure compliance of the conditions imposed by your letter under reference. Further in case of any lapse by the owner, necessary action as per rules should be ensured. In addition to the above, you are requested to ensure that adequate fire fighting infrastructure is created at Gurgaon for the high-rise buildings and you will be personally responsible for any lapse/violation, as HUDA has released the necessary funds.

(Sanjay Kumar)

District Town Planner (HQ),
For Director General, Town and Country Planning,
Haryana, Chandigarh.

For Condominium Association Express Greens M1A

Authorized Signatory

FORM LC-V
(See Rule 12)
HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

Licence No. 284 of 2007.

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & Rules, 1976 made thereunder to M/s. Mount Valley Estate Pvt Ltd (ii) M/s. Sheel Buildcon Pvt Ltd, M/s. NCR Properties Pvt Ltd (iii) M/s. Jassum Infrastructure Pvt Ltd, M/s. Sheel Buildcon Pvt Ltd (iv) M/s. NCR Properties Pvt Ltd, M/s. Sheel Buildcon Pvt Ltd (v) M/s. Divya Enterprises Pvt Ltd (vi) M/s. Divya Enterprises Pvt Ltd, M/s. Progressive Buildtech Pvt Ltd, M/s. NCR Properties Pvt Ltd (vii) M/s. Divya Jyoti Enterprises Pvt Ltd, M/s. Jassum Infrastructure Pvt Ltd (viii) M/s. Indo Asian Construction Co. Pvt Ltd M/s. Jassum Infrastructure Pvt Ltd (ix) M/s. Doughman Engineers Pvt Ltd (x) M/s. Miraz Overseas Pvt Ltd (xi) M/s. Yorks Hotel Pvt Ltd (xii) M/s. Progressive Buildtech Pvt Ltd C/o M/s. ABW Infrastructure Limited Regd. Office 208-210, Second Floor, D-4, Rectangle-1, Saket District Centre, Saket, New Delhi-110017 for setting up of a Group Housing Colony at village Manesar, District Gurgaon.
 2. The particulars of the land wherein the aforesaid colony is to be set up are given in the schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
 3. The licence is granted subject to the following conditions:
 - a) That the Group Housing Colony is laid out to conform to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plan.
 - b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules 1976 made thereunder are duly complied with.
 - c) That the demarcation plan of the colony area is submitted before starting the development works in the colony and for the approval of zoning plan.
 4. That the licensee shall construct the portion of service road forming part of licenced area at his own cost and will transfer the same free of cost to the Government along with area falling in green belt.
 5. That the portion of Sector /Master plan road which shall form part of the licenced area shall be transferred free of cost to the Government in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 6. That you will have no objection to the regularization of the boundaries of the licenced land through give equal and take equal with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
 7. That you shall obtain approval /NOC from the competent authority to fulfill the requirements of notification dated 14-09-2006 issued by the Ministry of Environment & Forests, Govt of India before starting the development works in the colony.
 8. That the developer will use only CFL fittings for internal lighting as well as for common lights in the group housing complex.
- * The licence is valid upto 26-12-2009

Dated: Chandigarh

The 27-12-2007.

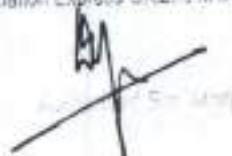
Endst. No. DS-2007/ 32152


(S.S. Dhillon)
Director,
Town & Country Planning,
Haryana, Chandigarh

Dated:- 28-12-07

A copy along with a copy of schedule of land is forwarded to the following for information and necessary action:-

- 1 M/s. Mount Valley Estate Pvt Ltd (ii) M/s. Sheel Buildcon Pvt Ltd, M/s. NCR Properties Pvt Ltd (iii) M/s. Jassum Infrastructure Pvt Ltd, M/s. Sheel Buildcon Pvt Ltd (iv) M/s. NCR Properties Pvt Ltd, M/s. Sheel Buildcon Pvt Ltd (v) M/s. Divya Enterprises Pvt Ltd (vi) M/s. Divya Enterprises Pvt Ltd, M/s. Progressive Buildtech Pvt Ltd, M/s. NCR Properties Pvt Ltd (vii) M/s. Divya Jyoti Enterprises Pvt Ltd, M/s. Jassum Infrastructure Pvt Ltd (viii) M/s. Indo Asian Construction Co. Pvt Ltd M/s. Jassum Infrastructure Pvt Ltd (ix) M/s. Doughman Engineers Pvt Ltd (x) M/s. Miraz Overseas Pvt Ltd (xi) M/s. Yorks Hotel Pvt Ltd (xii) M/s. Progressive Buildtech Pvt Ltd C/o M/s. ABW Infrastructure Limited Regd. Office 208-210, Second Floor, D-4, Rectangle-1, Saket District Centre, Saket, New Delhi-110017 alongwith a copy of agreement LC-IV and Bilateral agreement.

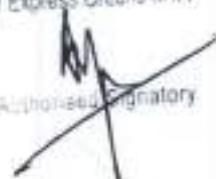


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- 2. Chief Administrator, HUDA, Panchkula.
- 3. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
- 4. Addl. Director Urban Estates, Haryana, Panchkula.
- 5. Administrator, HUDA, Gurgaon.
- 6. Engineer-in- Chief, HUDA, Panchkula.
- 7. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
- 8. Land Acquisition Officer, Gurgaon.
- 9. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 6 above before starting the Development Works.
- 10. Senior Town Planner (Enforcement), Haryana, Chandigarh.
- 11. District Town Planner, Gurgaon along with a copy of agreement.
- 12. Accounts Officer, O/O Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.


 District Town Planner (Hq)
 For Director, Town and Country Planning,
 Haryana, Chandigarh.

For Condominium Association Express Greens M1A


 Authorized Signatory

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To be read with licence No. 284 of 2007.

1. Details of land owned by M/s Mount Valley Estate (P) Ltd., village Manesar, District Gurgaon.

Village	Rect. No.	Killa No.	Area
Manesar	45	14	K-M
		15/2	8-0
		17/1	6-0
		18/2	6-0
			0-4
Total			20-4 or 2.525 Acres

2. Details of land owned by M/s Sheel Buildcon (P) Ltd. 1/4 share, M/s NCR Properties (P) Ltd. 3/4 share.

Village	Rect. No.	Killa No.	Area
Manesar	45	18/3/2	K-M
		19/1	0-12
		22/2	3-12
			5-7
Total			9-11 or 1.194 Acres

3. Details of land owned by M/s Jassum Infrastructure (P) Ltd. 2/5 share, M/s Sheel Buildcon (P) Ltd. 3/5 share.

Village	Rect. No.	Killa No.	Area
Manesar	45	21	K-M
			8-0
Total			8-0 Or 1.0 Acres

4. Details of land owned by M/s NCR Properties (P) Ltd. 1/2 share, M/s Sheel Buildcon (P) Ltd. 1/2 share

Village	Rect. No.	Killa No.	Area
Manesar	45	22/1	K-M
		54	2-13
			2-13
Total			5-6 Or 0.662 Acres

5. Details of land owned by M/s Divya Enterprises (P) Ltd.

Village	Rect. No.	Killa No.	Area
Manesar	45	19/2	K-M
		20/1	4-8
			5-0
Total			9-8 Or 1.175 Acres

[Signature]
 D.T.C.P.
 Hr. CHD.
 Condominium Association Express Greens M1A
 cont. 2
[Signature]

To be read with license No 2B4 of 2007.

-2-

- 6. Details of land owned by M/s Divya Enterprises (P) Ltd. 17/48 share, Progressive Buildtech (P) Ltd. 1/4 share, M/s NCR Properties (P) Ltd. 1/4 share. M/s City Properties (P) Ltd. 1/48 share,

Village	Rect. No.	Killa No.	Area
			K-M
Manesar	54	6/1	3-16
		15/2/1	2-16
		Total	6-12 Or 0.825 Acres

- 7. Details of land owned by M/s Divya Jyoti Interprises (P) Ltd. 1/2 share, M/s Jassum Infrastructure (P) Ltd. 1/2 share.

Village	Rect. No.	Killa No.	Area
			K-M
Manesar	54	1/2	3-0
		15/2/2	5-1
		16	8-0
		Total	16-1 Or 2.006 Acres

- 8. Details of land owned by M/s Indo Asian Construction Co. (P) Ltd. 53/54 share, M/s Jassum Infrastructure (P) Ltd. 1/54 share.

Village	Rect. No.	Killa No.	Area
			K-M
Manesar	54	8	8-0
		12/2	1-4
		13	8-0
		14	8-0
		18	8-0
		19	8-0
		23/2	4-13
		Total	45-17 Or 5.731 Acres

- 9. Details of land owned by M/s Doughman Engineers (P) Ltd.

Village	Rect. No.	Killa No.	Area
			K-M
Manesar	54	3/1	1-12
		Total	1-12 Or 0.2 Acres

[Signature]
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cont. 3

[Signature]

To be read with Genc No. 284 of 2007.

10. Details of land owned by M/s Miraz Overseas (P) Ltd.

Village	Rect. No.	Killa No.	Area
			K-M
Manesar	54	3/2	1-12
		3/3	1-12
		Total	3-4 Or 0.4 Acres

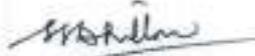
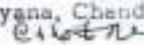
11. Details of land owned by M/s Yorks Hotel (P) Ltd.

Village	Rect. No.	Killa No.	Area
			K-M
Manesar	54	3/4	3-4
		Total	3-4 Or 0.4 Acres

12. Details of land owned by M/s Progressive Buildtech (P) Ltd.

Village	Rect. No.	Killa No.	Area
			K-M
Manesar	54	4	8-0
		5	8-0
		6/2	4-4
		7	8-0
		Total	28-4 Or 3.525 Acres

G. Total: 157K-3M Or 19.643 Acres


 Director
 Town and Country Planning,
 Haryana, Chandigarh


For Condominium Association Express Greens M1A



Directorate of Town & Country Planning, Haryana

Ayojna Bhawan, Sector 18, Chandigarh

Phone:0172-2549349; e-mail:tcphry@gmail.com

http://tcpharyana.gov.in

To

1. Mount Valley Estate Pvt. Ltd.
 2. Sheel Buildcon Pvt. Ltd.
 3. NCR Properties Pvt. Ltd.
 4. Jassum Infrastructure Pvt. Ltd.
 5. Divya Jyoti Enterprises Pvt. Ltd.
 6. Doughman Engineers Pvt. Ltd.
 7. Miraz Overseas Pvt. Ltd.
 8. Yorks Hotel Pvt. Ltd.
 9. Progressive Buildtech Pvt. Ltd.
 10. Bitta Promoters Pvt. Ltd.
 11. Indoasian Construction Company Pvt. Ltd.
- C/o ABW Infrastructure Ltd.
208-210, Second Floor,
D-4 Rectangle-I Saket District Centre,
Saket New Delhi.

Memo No. LC-1395-JE(B)/2012/

Date:-

Subject:- Request for transfer of license No. 284 of 2007 dated 27.12.2007.

Kindly refer your application on above cited subject.

2. Your above referred application for transfer of license No. 284 of 2007 dated 27.12.2007 has been examined and in principle approval to grant permission under Rule 17 of Haryana Development and Regulations of Urban Areas Rules, 1976 for transfer of said license in the favour of DLF New Gurgaon Homes Developers Pvt. Ltd. is hereby granted subject to the condition that you and transferee company shall submit the Indemnity Bond, indemnifying DGTCP/State Govt. from the loss occurred or legal complications, if any, arises due to transfer of license.

3. That you shall transfer the ownership of licensed area measuring 19.643 acres in the revenue estate of village Manesar in favour of DLF New Gurgaon Homes Developers Pvt. Ltd. and transferee company shall furnish the following documents:-

1. Agreement on prescribed proforma LC-IV and Bilateral Agreement on prescribed proforma LC-IVA.
2. Revenue documents of the licensed land in favour of transferee company.
3. An undertaking that you shall pay all outstanding dues on accounts of external development charges and interest thereon as on date and in future directly to the department/HUDA as per schedule given in the agreement.
4. An undertaking to abide by all the terms and conditions of license No. 284 of 2007.
5. An undertaking to fulfill all the terms and conditions of agreement LC-IV and bilateral agreement executed by the licensee companies at the time of grant of licenses. The company shall agree to abide by the provisions of the Act/Rules and all the directions that may be given by the DGTCP, Haryana in connection with the above said part license.
6. An undertaking that the company will liable to pay all outstanding dues on account of EDC and interest thereon as on date in future given in agreement LC-IV executed by the transferor at the time of grant of license.

For Condominium Association Express Greens NTA

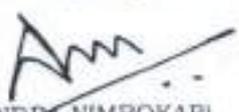
- 7. An undertaking to execute all the documents as may be required in connection with the transfer of license.


 (DEVENDRA NIMBOKAR)
 District Town Planner (HQ)
 For Director General, Town & Country Planning
 Haryana, Chandigarh
dtp.hodr.tcp@gmail.com

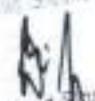
Endst. No. LC- 1395(II)-JE(B)-2012/ 13842

Dated: 6/8/12

A copy is forwarded to DLF New Gurgaon Homes Developers Pvt. Ltd., 3rd Floor, DLF Shopping Mall, Arjun Marg, DLF City, Phase-I, Gurgaon for information and necessary action.


 (DEVENDRA NIMBOKAR)
 District Town Planner (HQ)
 For Director General, Town & Country Planning
 Haryana, Chandigarh
dtp.hodr.tcp@gmail.com

For Condominium Association Expense Grants M/A


 Authorised Secretary

BR-III
(See Rule 44)

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

To M/s ABW Infrastructure Limited
C/o DLF New Gurgaon Home Developers Pvt. Ltd.
DLF Shopping Mall, 3rd Floor,
Arjun Marg, DLF City, Phase I,
Gurgaon.

Memo No: ZP-500 / JD (BS) / 2009/9829 Dated: 22-9-09

Subject: Approval of building plans of Group Housing Scheme measuring 19.643 acres (License no. 284 of 2007 dated 27.12.2007) in Sector-M1A at village Manesar, Gurgaon Manesar Urban Complex being developed by M/s DLF New Gurgaon Home Developers Pvt. Ltd.

Reference your application dated 24.06.2009 for permission to erect the building for Group Housing Scheme measuring 19.643 acres (License no. 284 of 2007 dated 27.12.2007) in Sector-M1A at village Manesar, 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 thereunder alongwith 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) A certificate from a recognized Structural Engineer shall be submitted to the department within 60 days of issue of this letter that the structural design of the building is designed as per the provision of NBC and relevant I.S. Code for all seismic load, all dead and live loads, wind pressure and structure safety from earth quake 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 For Condominium Association Express Greens M1A

clearance to this effect shall be obtained from the Commissioner, Municipal Corporation, Gurgaon before grant of occupation certificate by the Director.

- 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 DTCP. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DTCP 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 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. The parking lots shall form part of common areas along with other common uses, in the declaration to be filed under Apartment Ownership Act, 1983.
- 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 Block	Capacity of tank for Domestic uses (In Ltrs.)	Up pipe (In MM)	Down pipe (In MM)
1.	Block - A, C, D, F, & H	5 X 48,000	65	100/80/65/50/40/32/25 & 20
2.	Block - B, E & G	3 X 51,000	65	100/ 80/65/50/40/32/25 & 20
3.	EWS	1 X 27,000	50	80/65/50/40/32/25 & 20
3.	Community Centre, Independent House, Town House 1 & 2, Convenient Shopping	Water will be feed from nearest tower.		
4.	UGT (Domestic)	7,00,000		

- (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% stand by arrangement shall also be provided by you. It is made clear that you shall be sole 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.

For Condominium Association Express Greens N1A

[Handwritten signature]

15. SEWERAGE:

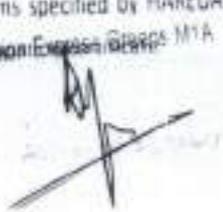
- (i) All external sewerage lines should not be less than 200 mm. dia Pipes.
- (ii) All soil pipe connection W.C. to soil stack / manhole shall be 100 mm dia as shown on the plans
- (iii) Waste water stack shall be 100/75 mm dia. As shown on the plans and soil stack shall be 100 mm dia
- (iv) All W.C. shall be provided with high / low level flushing cistern. The capacity of flushing cistern shall be of 8 Ltrs.
- (v) All F.T. shall be 75 mm dia.
- (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 twin level basements 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 placed and from where the pumping has been proposed by you by providing pumps of 450 LPM capacity at 12 meter 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 to 25 %.
- (iv) The community centre shall be included by you as a part of the common areas of the group housing colony while filing the declaration under the Apartment Ownership Act and such community centre shall be for the exclusive use of residents of this group housing colony only.
- (v) You shall provide proper filtration plant for filtration and recycling of the water of the swimming pools, only small quantity of water shall be used for replacement of water in the swimming pools.
- (vi) The swimming pools shall not be connected with the storm water drain for the disposal of replacement water.
- (vii) You shall dispose off the replacement water by using the same for watering of landscaped area in colony or the same may be disposed off into the rain water harvesting system.
- (viii) That before making swimming pool operational you shall provide life guards and safety equipments like swimming jackets and first aid box etc. in sufficient numbers and clearance from District Administration regarding provision of above safety measures will be obtained.
- (ix) That the colonizer shall obtain the clearance/NDC as per the provisions of the Notification No. S.O. 193 (E) Dated 19.01.2009 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site
- (x) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- (xi) 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.

For Condominium Association

 MIA

- (xii) That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
- (xiii) That the colonizer shall submit the structural drawings duly approved from the reputed institute like IIT Delhi, IIT Roorkee, PEC Chandigarh or NIT Kurukshetra etc. before starting the construction work at site.
- (xiv) That the colonizer shall submit the fire safety plans duly approved from the Institute of Fire Engineers at Nagpur before starting the construction work at site.
- (xv) That the colonizer /owner shall convey the ultimate power load requirement of the project to the concerned power utility to enable the provision of site for transformers / switching stations / electric sub-station as per the norms prescribed by the power utility in the project site within 2 months from the issuance of sanction of building plans.
- (xvi) That you shall submit the soft copy of the approved building plans of this scheme within one week to this office from the issuance of this letter.

This sanction will be void abinitio, if any of the conditions mentioned above are not complied with.
 DA/One set of Building Plans

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

Bish dated

Endst. No: ZP-500 / JD (85) / 2009

A copy is forwarded to the following for information :-

1. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
2. Deputy Commissioner, Gurgaon.
3. Commissioner, Municipal Corporation, Gurgaon.
4. Joint Director, Environment Haryana-Cum Secretary, SEAC, SCO No. 1-3, Sector- 17D, Chandigarh.
5. Senior Town Planner, Gurgaon.
6. Superintending Engineer (HQ) HUDA.
7. District Town Planner, Gurgaon alongwith one set of building plans.
8. District. Town Planner (Enf.), Gurgaon.

Encl: as above

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

For Condominium Association Equines Greens M1A

[Signature]
 Authorised Secretary

REGD.

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-500/SD(BS)/2013/ 58082

Dated: 21/11/13

To
DLF New Gurgaon Homes Developers Pvt. Ltd.
DLF Centre, Sansad Marg,
New Delhi.

Subject:- Revalidation of building plans of Independent Floor, Town House and Community Centre in group housing colony measuring 19.643 acres in Sector-M1A Gurgaon being developed by DLF New Gurgaon Homes Developers Pvt Ltd.

Please refer to your letter dated 03.05.2013 on the subject cited above.

The building plans of Independent Floor, Town House and Community Centre in group housing colony measuring 19.643 acres in Sector-M1A Gurgaon being developed by DLF New Gurgaon Homes Developers Pvt Ltd are revalidated subject to the following conditions:-

1. That this revalidation of building plans of the Independent Floor, Town House and Community Centre in group housing colony measuring 19.643 acres in Sector-M1A Gurgaon is for four years i.e. 21.09.2011 to 21.09.2015.
2. That this revalidation shall be without prejudice to construction in variation of sanctioned building plans if any raised at site.
3. That this revalidation is subject to terms and conditions mentioned in this office letter no. 9829 dated 22.09.2009.
4. That this revalidation co terminus with the renewal of licence.


(Sanjay Kumar)
District Town Planner (HQ),
For Director General, Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-500/SD(BS)/2013/_____ Dated:-_____

A copy is forwarded to the following for information.

1. Senior Town Planner, Gurgaon with reference to this office Endst. No. 9834 dated 22.09.2009.
2. District Town Planner, Gurgaon with reference to this office Endst. No. 9836 dated 22.09.2009.
3. District Town Planner (Enf.), Gurgaon with reference to this office Endst. No. 9837 dated 22.09.2009.

(Sanjay Kumar)
District Town Planner (HQ),
For Director General, Town and Country Planning,
Haryana, Chandigarh

For Condominium Association Express Greens M1A

