

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

From:

Pankaj Sangwan
Associates C 207,
Sheikh Sarai Phase I
New Delhi 110017

To
M/s. LOON LAND DEVELOPMENT
LIMITED. 1221-A, Devika Tower, 12th
Floor,
6, Nehru Place, New Delhi-110019

Memo No. Sec.79/D/5

Dated 16-12-2022

Subject:- Approval of proposed building plan as per application dated 16-12-2022 of :-

Plot No: Type D- Right middle plot
Plot D – 1, 3, 5 (3 PLOTS)

Plot No: Type D- Left middle plot
Plot D – 2, 4, (2 PLOTS)

Total No. 05 PLOTS, Sector-79-79B Gurugram in accordance with the Plans Submitted with it

Ref:- According to new policy Memo no. Sec.79/D/5
Dated:- 16-12-2022

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 total applied 05 Plots, 0 No. 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 occupation certificate from the competent authority before occupying the above said building
- 11 That you shall provide Rainwater 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-111 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' s faithfully

For
Pankaj Sangwan Associates
C 207, Sheikh Sarai Phase I
New Delhi 110017



PANKAJ SANGWAN
CA/95/18330

Enclosed Documents:

- Three 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

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New Delhi 110017

To
M/s. LOON LAND DEVELOPMENT
LIMITED.
1221-A, Devika Tower, 12th Floor,
6, Nehru Place, New Delhi-110019

Memo No. Sec.79/A1/15

Dated 20-12-2022

Subject:- Approval of proposed building plan as per application dated 20-12-2022 of :-

Plot No. Type A1- Right middle plot

Plot A1- 1 , 3 , 5, 7,9,11 , 13 , 15 (8 PLOTS)

Plot No. Type A1- Left middle plot

Plot A1 - 2 , 4 , 6, 8,10,12 , 14 (7 PLOTS)

Total No. 15 PLOTS, Sector-79-79B Gurugram in accordance with the Plans Submitted with it

Ref:- According to new policy Memo no. Sec.79/A1/15

Dated:- 20-12-2022

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 total applied 15 Plots, 0 No. 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.
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- 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-111 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.

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For
Pankaj Sangwan Associates
C 207, Sheikh Sarai Phase I
New Delhi 110017



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CA/95/18330

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New Delhi 110017

To
M/s. LOON LAND DEVELOPMENT
LIMITED.
1221-A, Devika Tower, 12th Floor,
6, Nehru Place, New Delhi-110019

Memo No. Sec.79/A2/10

Dated 20-12-2022

Subject: -Approval of proposed building plan as per application dated
20-12-2022 of: -

Plot No: Type A2 - Right corner plot

Plot A2- 10(1 PLOTS)

Plot No: Type A2 - Right middle plot

Plot A2 - 2, 4, 6, 8 (4 PLOTS)

Plot No: Type A2 - Left corner plot

Plot A2 - 1 (1 PLOTS)

Plot No: Type A2 - Left middle plot

Plot A2 - 3, 5, 7, 9 (4 PLOTS)

Total No. 10 PLOTS, Sector-79-79B Gurugram in accordance with the Plans Submitted with it

Ref: -According to new policy Memo No. Sec.79/A2/10

Dated: - 20-12-2022

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 total applied 10 Plots, 0 No. 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.
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- 21 You shall submit the BRS-111 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' s faithfully

For
Pankaj Sangwan Associates
C 207, Sheikh Sarai Phase I
New Delhi 110017



PANKAJ SANGWAN
CA/95/18330

Enclosed Documents:

- Three 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.

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M/s. LOON LAND DEVELOPMENT
LIMITED.
1221-A, Devika Tower, 12th Floor,
6, Nehru Place, New Delhi-110019

Memo No. Sec.79/B/8

Dated 20-12-2022

Subject: - Approval of proposed building plan as per application dated
20-12-2022 of: -

Plot No: Type B - Right corner plot

Plot B- 01 (1 PLOT)

Plot No: Type B - Right middle plot
Plot B – 3, 5, 7 (3 PLOTS)

Plot No: Type B - Left corner plot
Plot B - 08 (1 PLOT)

Plot No: Type B - Left middle plot
Plot B – 2, 4, 6 (3 PLOTS)

Total No. 08 PLOTS, Sector-79-79B Gurugram in accordance with the Plans Submitted with it

Ref: - According to new policy Memo No. Sec.79/B/8
Dated: - 20-12-2022

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 total applied 08 Plots, 0 No. 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.
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C 207, Sheikh Sarai Phase I
New Delhi 110017



PANKAJ SANGWAN
CA/95/18330

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To
M/s. LOON LAND DEVELOPMENT
LIMITED.
1221-A, Devika Tower, 12th Floor,
6, Nehru Place, New Delhi-110019

Memo No. Sec.79/B1/7

Dated 20-12-2022

Subject:- Approval of proposed building plan as per application dated 20-12-2022 of :-

Plot No: Type B1 - Right corner plot

Plot B1- 02 (1 PLOT)

Plot No: Type B1- Right middle plot

Plot B1 – 4, 6 (2 PLOTS)

Plot No: Type B1- Left corner plot

Plot B1 - 03 (1 PLOT)

Plot No: Type B1- Left middle plot

Plot B1 – 1, 5, 7 (3 PLOTS)

Total No. 07 PLOTS, Sector-79-79B Gurugram in accordance with the Plans Submitted with it

Ref:- According to new policy Memo no. Sec.79/B1/7

Dated:- 20-12-2022

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 total applied 07 Plots, 0 No. of plots are frozen by the Department in the layout plan.
6. That you shall not create, any Third-Party Rights in the 50% freed area as per Directorate Order issued vide Endst. No. ZP-1243/AD(NK)/2019/18618 dated 05.08.2019.
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Memo No. Sec.79/C/8

Dated 20-12-2022

Subject: - Approval of proposed building plan as per application dated
20-12-2022 of: -

Plot No: Type C - Right corner plot

Plot C - 01 (1 PLOT)

Plot No: Type C - Right middle plot

Plot C - 3, 5, 7 (3 PLOTS)

Plot No: Type C - Left middle plot

Plot C - 2, 4, 6, 8 (4 PLOTS)

Total No. 08 PLOTS, Sector-79-79B Gurugram in accordance with the Plans Submitted with it

Ref: - According to new policy Memo No. Sec.79/C/8

Dated: - 20-12-2022

Permission is hereby-

1. That you shall abide by the terms & conditions as mentioned in Deen Dayal Jan Awas Yojna (DDJAY-2016).
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M/s. LOON LAND DEVELOPMENT
LIMITED.
1221-A, Devika Tower, 12th Floor,
6, Nehru Place, New Delhi-110019

Memo No. Sec.79/P2/1

Dated 20-12-2022

Subject:- Approval of proposed building plan as per application dated 20-12-2022 of :-

Plot No: Type P2- Left corner plot
Plot P2 – 1 (1 PLOT)

Total No. 01 PLOTS, Sector-79-79B Gurugram in accordance with the Plans Submitted with it

Ref:- According to new policy Memo no. Sec.79/P2/1
Dated:- 20-12-2022

Permission is hereby-

1. That you shall abide by the terms & conditions as mentioned in Deen Dayal Jan Awas Yojna (DDJAY-2016).
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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.
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- 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-111 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' s faithfully

For
Pankaj Sangwan Associates
C 207, Sheikh Sarai Phase I
New Delhi 110017



PANKAJ SANGWAN
CA/95/18330

Enclosed Documents:

- Three 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

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

From:

Pankaj Sangwan
Associates C 207,
Sheikh Sarai Phase I
New Delhi 110017

To
M/s. LOON LAND DEVELOPMENT
LIMITED.
1221-A, Devika Tower, 12th Floor,
6, Nehru Place, New Delhi-110019

Memo No. Sec.79/P3/1

Dated 20-12-2022

Subject:- Approval of proposed building plan as per application dated 20-12-2022 of :-

Plot No: Type P3- Right corner plot
Plot P3 – 1 (1 PLOT)

Total No. 01 PLOTS, Sector-79-79B Gurugram in accordance with the Plans Submitted with it

Ref:- According to new policy Memo no. Sec.79/P3/1
Dated:- 20-12-2022

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 total applied 01 Plots, 01 No. 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 occupation certificate from the competent authority before occupying the above said building
- 11 That you shall provide Rainwater 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.
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Thanking You

Yours' s faithfully

For
Pankaj Sangwan Associates
C 207, Sheikh Sarai Phase I
New Delhi 110017



PANKAJ SANGWAN
CA/95/18330

Enclosed Documents:

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(See Code
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From:

Pankaj Sangwan
Associates C 207,
Sheikh Sarai Phase I
New Delhi 110017

To
M/s. LOON LAND DEVELOPMENT
LIMITED.
1221-A, Devika Tower, 12th Floor,
6, Nehru Place, New Delhi-110019

Memo No. Sec.79/P4/1

Dated 20-12-2022

Subject:- Approval of proposed building plan as per application dated 20-12-2022 of :-

Plot No: .Type P4- Left corner plot
Plot P4 – 1 (1 PLOT)

Total No. 01 PLOTS, Sector-79-79B Gurugram in accordance with the Plans Submitted with it

Ref:- According to new policy Memo no. Sec.79/P4/1
Dated:- 20-12-2022

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.
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4. The building plans shall be treated as cancelled if the plot falls in an unlicensed area.
5. Out of the total applied 01 Plots, 01 No. 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.
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- 21 You shall submit the BRS-111 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' s faithfully

For
Pankaj Sangwan Associates
C 207, Sheikh Sarai Phase I
New Delhi 110017



PANKAJ SANGWAN
CA/95/18330

Enclosed Documents:

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2. District Town Planning (Enforcement), Gurugram

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

From:

Pankaj Sangwan
Associates C 207,
Sheikh Sarai Phase I
New Delhi 110017

To
M/s. LOON LAND DEVELOPMENT
LIMITED.
1221-A, Devika Tower, 12th Floor,
6, Nehru Place, New Delhi-110019

Memo No. Sec.79/P5/1

Dated 20-12-2022

Subject:- Approval of proposed building plan as per application dated 20-12-2022 of :-

Plot No: .Type P5- Right middle plot
Plot P5 – 1 (1 PLOT)

Total No. 01 PLOTS, Sector-79-79B Gurugram in accordance with the Plans Submitted with it

Ref:- According to new policy Memo no. Sec.79/P5/1
Dated:- 20-12-2022

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.
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- 21 You shall submit the BRS-111 along with copy of plans duly signed by you related to all these plots in 15 days of this technical approval.
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Thanking You

Yours' s faithfully

For
Pankaj Sangwan Associates
C 207, Sheikh Sarai Phase I
New Delhi 110017



PANKAJ SANGWAN
CA/95/18330

Enclosed Documents:

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2. District Town Planning (Enforcement), Gurugram

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(See Code
4.2(4)) Form
of Sanction

From:

Pankaj Sangwan
Associates C 207,
Sheikh Sarai Phase I
New Delhi 110017

To
M/s. LOON LAND DEVELOPMENT
LIMITED.
1221-A, Devika Tower, 12th Floor,
6, Nehru Place, New Delhi-110019

Memo No. Sec.79/P6/1

Dated 20-12-2022

Subject:- Approval of proposed building plan as per application dated 20-12-2022 of :-

Plot No: .Type P6- Right corner plot
Plot P6 – 1 (1 PLOT)

Total No. 01 PLOTS, Sector-79-79B Gurugram in accordance with the Plans Submitted with it

Ref:- According to new policy Memo no. Sec.79/P6/1
Dated:- 20-12-2022

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.
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- 22 This sanction is granted subject to validity of license.

Thanking You

Yours' s faithfully

For
Pankaj Sangwan Associates
C 207, Sheikh Sarai Phase I
New Delhi 110017



PANKAJ SANGWAN
CA/95/18330

Enclosed Documents:

- Three sets of Approval Building Plan along with sanction letter.

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2. District Town Planning (Enforcement), Gurugram

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(See Code
4.2(4)) Form
of Sanction

From:

Pankaj Sangwan
Associates C 207,
Sheikh Sarai Phase I
New Delhi 110017

To
M/s. LOON LAND DEVELOPMENT
LIMITED.
1221-A, Devika Tower, 12th Floor,
6, Nehru Place, New Delhi-110019

Memo No. Sec.79/P7/1

Dated 20-12-2022

Subject:- Approval of proposed building plan as per application dated 20-12-2022 of :-

Plot No: Type P7- Right corner plot
Plot P7 – 1 (1 PLOT)

Total No. 01 PLOTS, Sector-79-79B Gurugram in accordance with the Plans Submitted with it

Ref:- According to new policy Memo no. Sec.79/P7/1
Dated:- 20-12-2022

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.
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Yours' s faithfully

For
Pankaj Sangwan Associates
C 207, Sheikh Sarai Phase I
New Delhi 110017



PANKAJ SANGWAN
CA/95/18330

Enclosed Documents:

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(See Code
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Sanction

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Sheikh Sarai Phase I
New Delhi 110017

To
M/s. LOON LAND DEVELOPMENT
LIMITED.
1221-A, Devika Tower, 12th Floor,
6, Nehru Place, New Delhi-110019

Memo No. Sec.79/P8/1

Dated 20-12-2022

Subject: - Approval of proposed building plan as per application dated 20-12-2022 of: -

Plot No: Type P8- Left Corner Plot
Plot P8 – 1 (1 PLOT)

Total No. 01 PLOTS, Sector-79-79B Gurugram in accordance with the Plans Submitted with it

Ref: -According to new policy Memo No. Sec.79/P8/1
Dated: - 20-12-2022

Permission is hereby-

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Thanking You

Yours' s faithfully

For
Pankaj Sangwan Associates
C 207, Sheikh Sarai Phase I
New Delhi 110017



PANKAJ SANGWAN
CA/95/18330

Enclosed
Documents:

- Three sets of Approval Building Plan along with sanction letter.
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2. District Town Planning (Enforcement), Gurugram.

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

From:

Pankaj Sangwan
Associates C 207,
Sheikh Sarai Phase I
New Delhi 110017

To
M/s. LOON LAND DEVELOPMENT
LIMITED.
1221-A, Devika Tower, 12th Floor,
6, Nehru Place, New Delhi-110019

Memo No. Sec.79/P9/1

Dated 20-12-2022

Subject: - Approval of proposed building plan as per application dated 20-12-2022 of: -

Plot No: Type P9 Right Corner Plot
Plot P9 – 1 (1 PLOT)

Total No. 01 PLOTS, Sector-79-79B Gurugram in accordance with the Plans Submitted with it

Ref: - According to new policy Memo No. Sec.79/P9/1
Dated: - 20-12-2022

Permission is hereby-

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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 Rainwater Harvesting system as proposed in the building plan
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- 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-111 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' s faithfully

For
Pankaj Sangwan Associates
C 207, Sheikh Sarai Phase I
New Delhi 110017



PANKAJ SANGWAN
CA/95/18330

Enclosed
Documents:

- Three 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.

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

From:

Pankaj Sangwan
Associates C 207,
Sheikh Sarai Phase I
New Delhi 110017

To
M/s. LOON LAND DEVELOPMENT
LIMITED.
1221-A, Devika Tower, 12th Floor,
6, Nehru Place, New Delhi-110019

Memo No. Sec.79/P10/1

Dated 20-12-2022

Subject:- Approval of proposed building plan as per application dated 20-12-2022 of :-

Plot No: .Type P10- Left corner plot
Plot P10 – 1 (1 PLOT)

Total No. 01 PLOTS, Sector-79-79B Gurugram in accordance with the Plans Submitted with it

Ref:- According to new policy Memo no. Sec.79/P10/1
Dated:- 20-12-2022

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 total applied 01 Plots, 01 No. 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.
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Pankaj Sangwan Associates
C 207, Sheikh Sarai Phase I
New Delhi 110017



PANKAJ SANGWAN
CA/95/18330

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(See Code
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of Sanction

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Pankaj Sangwan
Associates C 207,
Sheikh Sarai Phase I
New Delhi 110017

To
M/s. LOON LAND DEVELOPMENT
LIMITED.
1221-A, Devika Tower, 12th Floor,
6, Nehru Place, New Delhi-110019

Memo No. Sec.79/P11/1

Dated 20-12-2022

Subject:- Approval of proposed building plan as per application dated 20-12-2022 of :-

Plot No: .Type P11- Left corner plot
Plot P11 – 1 (1 PLOT)

Total No. 01 PLOTS, Sector-79-79B Gurugram in accordance with the Plans Submitted with it

Ref:- According to new policy Memo no. Sec.79/P11/1
Dated:- 20-12-2022

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.
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Pankaj Sangwan Associates
C 207, Sheikh Sarai Phase I
New Delhi 110017



PANKAJ SANGWAN
CA/95/18330

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(See Code
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New Delhi 110017

To
M/s. LOON LAND DEVELOPMENT
LIMITED.
1221-A, Devika Tower, 12th Floor,
6, Nehru Place, New Delhi-110019

Memo No. Sec.79/P12/1

Dated 20-12-2022

Subject:- Approval of proposed building plan as per application dated 20-12-2022 of :-

Plot No: .Type P12- Left corner plot
Plot P12 – 1 (1 PLOT)

Total No. 01 PLOTS, Sector-79-79B Gurugram in accordance with the Plans Submitted with it

Ref:- According to new policy Memo no. Sec.79/P12/1
Dated:- 20-12-2022

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New Delhi 110017



PANKAJ SANGWAN
CA/95/18330

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(See Code
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From:

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Sheikh Sarai Phase I
New Delhi 110017

To
M/s. LOON LAND DEVELOPMENT
LIMITED.
1221-A, Devika Tower, 12th Floor,
6, Nehru Place, New Delhi-110019

Memo No. Sec.79/P1/1

Dated 20-12-2022

Subject:- Approval of proposed building plan as per application dated 20-12-2022 of :-

Plot No: Type P1- Left corner plot
Plot P1 – 1 (1 PLOT)

Total No. 01 PLOTS, Sector-79-79B Gurugram in accordance with the Plans Submitted with it

Ref:- According to new policy Memo no. Sec.79/P1/1
Dated:- 20-12-2022

Permission is hereby-

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For
Pankaj Sangwan Associates
C 207, Sheikh Sarai Phase I
New Delhi 110017



PANKAJ SANGWAN
CA/95/18330

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From:

Pankaj Sangwan
Associates C 207,
Sheikh Sarai Phase 1
New Delhi 110017

To
M/s. LOON LAND DEVELOPMENT
LIMITED. 1221-A, Devika Tower, 12th
Floor,
6, Nehru Place, New Delhi-110019

Memo No. Sec.79/A/94

Dated 16-12-2022

Subject:- Approval of proposed building plan as per application dated 16-12-2022 of :-

Plot No: Type A- Right corner plot

Plot A- 1, 32, 94 (3 PLOTS)

Plot No: Type A- Right middle plot

Plot A – 3,5,7,9,11,14,16,18,20,22,24,26,28,30,34,36,38,40,42,44,46,48,51,53,55,57,
59,61,63,65,67,69,71,73,75,77,79,81,83,85,87,89,91,93 (44 PLOTS)

Plot No: Type A- Left corner plot

Plot A – 13, 33, 50 (3 PLOTS)

Plot No: Type A- Left middle plot

Plot A – 2,4,6,8,10,12,15,17,19,21,23,25,27,29,31,35,37,39,41,43,45,47,49,52,54,56,
58,60,62,64,66,68,70,72,74,76,78,80,82,84,86,88,90,92 (44 PLOTS)

Total No. 94 PLOTS, Sector-79-79B Gurugram in accordance with the Plans Submitted with it

Ref:- According to new policy Memo no. Sec.79/A/94

Dated:- 16-12-2022

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.
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Thanking You

Yours' s faithfully

For
Pankaj Sangwan Associates
C 207, Sheikh Sarai Phase I
New Delhi 110017



PANKAJ SANGWAN
CA/95/18330

Enclosed Documents:

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