

BR-VII (a)  
Form of Sanction Building Application

From

Commissioner,  
Municipal Corporation,  
Faridabad.

To

77/HCCN REKCCN PUT (121  
PLOT NO-5, SECTOR-41  
FARIDABAD

Memo No. MCF/JC (F)/2013/ 1391

Dated: 25-10-13

Sub: Sanction under section-254 of Haryana Municipal Corporation Act, 1994 - GH Plot No. 5 in Sector-41, Faridabad.

Reference your application dated 30/8/2013 for grant of sanction to erect the G.H. building on the plot mentioned as per subject.

Sanction is hereby granted for aforesaid construction of Group Housing building subject to the provisions of section-254 & 347 of Haryana Municipal Corporation Act, 1994 with the following conditions:

1. The plans are valid for a period of three years ending on 16-10-2016
2. The owner shall give one week's advance notice to the Joint Commissioner, Municipal Corporation NIT Faridabad before commencement of construction work at site.
3. Plinth level will be kept as per sanctioned plan.
4. The basement shall be constructed after leaving 2.44 meter set back from the constructed strictly as per sanctioned plan ensuring all safety provisions.
5. The owner shall obtain D.P.C. Certificate before proceeding further construction of super-structure.
6. It will be the duty of owner and Architect who has prepared the plans, to ensure that the sanctioned plans are as per present building bye-laws, if the infringement of bye-laws or any court directions remain unnoticed, the Commissioner, Municipal Corporation, Faridabad reserve the right to amend the plans as and when the infringement comes into his notice and the Municipal Corporation, Faridabad will stand indemnified against any claim on that account.
7. The structural responsibility of the construction shall be entirely of the owner / supervising architect / Engineer of the scheme and MCF will not be responsible in any way or manner whatsoever.

Further that:

- a) All material to be used for erection of building shall conform to I.S.I. and N.B.C. standards.
  - b) No walls / ceiling shall be constructed of easily inflammable material and staircases shall be built of the fire resisting material as per standard specification.
  - c) The roof slab of the basement external to the buildings if any shall be designed / constructed to take the load of the fire tender upto 45 tones.
8. In case Municipal Water Supply is not available in the area then the owner shall ensure adequacy of constant reliable water supply at site as required under the rules.

9. The owner shall construct the gate and boundary wall as per approved standard design.
10. Municipal Corporation Faridabad shall stand indemnified and kept harmless from all proceedings in courts and before other authorities from all expenses/losses/claims which the Municipal Corporation Faridabad may incur or become liable to pay, as a result or in consequences of the sanction accorded by it to the building plans.
11. No person shall occupy or allow any other person to occupy any building or part of the same for any purpose whatsoever until such building or part thereof has been certified by the Commissioner 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.
12. Before grant of occupation certificate the owner shall submit a notice of a completion of the building in form BR-X along with BR-XI 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 competent authority.
13. The basement shall be used only for parking and services as prescribed in the approved zoning plan and building plan. The parking lots proposed within the premises shall be exclusively for the use of flat owners / residents of Group Housing projects. The parking lot shall not be leased out / transferred to any person who is not a flat owner / resident of the Group Housing project. 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. Any violation of Zoning Plan and building bye-laws will not be compounded.
15. The door and window shutters shall be fixed in such a way that they shall not project on any street when opened.
16. The building shall not be constructed within minimum distance as specified in Indian Electricity Rules from voltage line if passing adjoining the plot.
17. No trade affluent will be allowed.
18. The internal services shall be arranged by the owner himself.
19. That all provisions required for rain water harvesting as per Govt. Instructions/Notification will be made by the owner.
20. That the owner shall ensure that the building will be constructed strictly in accordance with the seismic parameters as per rule/National Building Code.
21. That the arrangement of required parking inside the premises as per sanctioned plan shall be made by the owner.
22. **Fire Safety:** The owner and the Supervising Architect 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 owner shall also submit a set of plans within a period of 90 days showing fire fighting scheme in the building duly approved from competent authority.
23. That only WC connection will be allowed into Govt. sewer.
24. That NOC / consent from Haryana State Pollution Control Board for air/water pollution in the premises will be submitted by the owner before issuance of occupation certificate.
25. That this permission will not provide any immunity to you against or qua any other NOC/Permission/Sanction that may be required under any Act/Rules/Policy/Court directions as may be applicable whatsoever.
26. That the owner will obtain clearance from International Airport Authority of India for proposed height more than 30 mt. and submit a copy of the same with a period of 90 days. Till such time the above clearance is not submitted by the owner, the construction above 30 Mt. shall not be raised in any manner whatsoever.

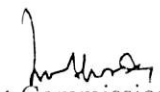
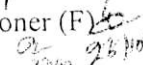


27. That the owner will provide dual button or lever flush system in the toilet to save clean & drinking water.

**28. General:**

- (i) The owner shall provide alternate source of electricity for functioning of lift, water supply, sewerage and storm water drainage scheme by providing Gen. set of required capacity.
- (ii) That the owner shall obtain the clearance / NOC as per the provision under Notification No. S.O.1533 (E) dated 14.9.2006 issued by Ministry of Environment & Forest, Govt. of India before starting the construction / execution of development work at site.
- (iii) That the provision of solar water heating system shall be provided in the building as per norms specified by HAREDA and shall be made operational in each building block before applying for an occupation certificate.
- (iv) That the owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as campus lighting.
- (v) The replacement water shall be disposed of by the owner by using the same for watering of landscaped area within the premises or the same will be disposed of into the rain water harvesting system.
- (vi) Recycled water is proposed to be utilized for flushing purpose. The owner shall make provision of separate flushing line, storage tank, metering system, pumping system and plumbing within the premises. No tap or outlet of any kind will be provided from the flushing lines / plumbing lines for recycled water except for connection to the cistern of flushing tanks and any scouring arrangement. Even ablution taps would be avoided.
- (vii) The owner shall abide the terms and conditions of the undertaking / affidavit submitted in this office along with the building plan application.
- (viii) That the owner shall be responsible for any kind of misshape during construction period and Municipal Corporation shall not be responsible for the same in any way or manner whatsoever.
- (ix) That the owner shall ensure all safety measures during construction of building at site.

This sanction will be void abinitio, if any of the conditions mentioned above are not complied with.

  
Joint Commissioner (F)  
For: Commissioner 

Encl: A set of sanctioned building plan.

Endst. No. MCF/JC(F)/2013/

Dated:


A copy of the above sanction letter is forwarded to Chief Engineer, MCF, for information and taking necessary action towards completion of development works in the area.

  
Joint Commissioner (F)  
For: Commissioner

Endst. No. MCF/JC(F)/2013/

Dated:

A copy of the above sanctioned building plans is forwarded to concerned Assistant Engineer, Building, MCF, for information and taking necessary action.

  
Joint Commissioner (F)  
For: Commissioner