

BR-III
(See Rule 44)
DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
SCO NO. 71-75, SECTOR-17C, CHANDIGARH.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851, E-mail: tcphry@gmail.com
Website www.tcpharyana.gov.in

Memo No. ZP-236/SD (DK)/2015/ 15656 Dated 8/8/15

To

Anu Shree Home Developers Pvt. Ltd.
C/o Swantantra Land and Finance Pvt. Ltd.,
M-95, Lower Ground Floor, Greater Kailash,
Part-II, New Delhi-110048.

Subject: - Approval of revised building plans of Tower-P1, P2, P3, EWS Block & Basement and proposed building plans of Nursery School area measuring 0.20 acre in group housing colony measuring 10.925 acres (Licence No. 61 of 2007 dated 09.02.2007) in Sector-75 & 76, Faridabad being developed by Anu Shree Home Developers Pvt. Ltd. C/o Swantantra Land and Finance Pvt. Ltd.

Reference your application dated 29.06.2015 for permission to erect the buildings in Group Housing Colony measuring 10.925 acres (Licence No. 61 of 2007 dated 09.02.2007) in Sector-75 & 76, Faridabad in accordance with the plans submitted with it.

It is to inform you that the "Provisional" building plans was approved vide this office memo No. 10716 dated 22.06.2015 with a condition that the variations should be published in three Newspapers and displayed at various locations. As per report you have issued the Public Notice on 26.06.2015 about the building plans being revised in three Newspapers namely Indian Express (English), The Tribune (English) and Hindustan (Hindi). The STP, Faridabad vide his office memo No. 3731 dated 29.07.2015 has reported that no complaints/observations from the flat holders have been received on the revision of the building plans. Further, you have submitted an undertaking dated 31.07.2015 through your Authorized Signatory, Sh. Ajay Madan mentioning that the company has not received any objection from existing customers against the revised building plans.

In view of above your request to consider the earlier approved "Provisional Building Plans" as "Final" has been examined and it has been decided to consider the earlier approved "Provisional" building plans vide this office memo No. 10716 dated 22.06.2015 as "Final Building Plans" and 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 there under along with special reference to following conditions:-

1. The plans are valid for a period of 5 years from the date of issuance of sanction, subject to validity of license granted for this scheme.
2. The structural responsibility of the construction shall be entirely of the owner/supervising architect/ Engineer of the scheme.



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Further that: -

- a) The building shall be constructed as per the structure design submitted by you and as certified by your Structure Engineer that the same has been designed as per the provision of NBC and relevant I.S. Code for all seismic load, all dead and live loads, wind pressure and structural 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/FIRE FIGHTING:-

It is clear that the appropriate provision for Fire Fighting arrangement as required in National Building Code/ISI should be provided by you and Fire Fighting Safety Certificate shall be obtained before undertaking any construction, you shall be sole responsible for Fire Fighting arrangement.

Further, you shall also prepare and submit the plans in triplicate to M.C., Faridabad 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 M.C., Faridabad 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 along with a set of plans duly signed by the M.C., Faridabad within a period of 90 days from the date of issuance of sanction of building plans. Further, it is also made clear that no occupation certificate shall be issued by the Deptt till the M.C., Faridabad is satisfied that adequate fire fighting measures have been installed by you. A clearance to this effect shall be obtained from the M.C., Faridabad before grant of occupation certificate by the Director General.

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 DG,TCP. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DG,TCP 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.

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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. No person shall occupy or allow any other person to occupy any new building or part of a new building for any purpose whatsoever until such building or part thereof has been certified by the Director General, or by any person authorized by him in this behalf as having been completed in accordance with the permission granted and an occupation certificate has been issued in your favour on Form BR-VI.
11. Before grant of occupation certificate, you shall apply for occupation certificate as per the provisions of Rule 47 (1) of the Punjab Schedule Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 which shall be accompanied by certificates regarding completion of works described in the plans and it shall be accompanied by:-
- DPC Certificate issued by DTP, Faridabad.
 - Structural stability certificate duly signed by the recognized Architect and Structural Engineer.
 - A clearance from Fire Safety point of view from the competent authority.
12. 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.
13. WATER SUPPLY:-
- 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 Liters.)	Up pipe (In MM)	Down pipe (In MM)
1.	Tower-P1 (Dom)	2 x 16500	50 mm	65/50/40/32/25/20 mm
	Flushing	2 x 9000	40 mm	50/40/32/25/20 mm
2.	Tower-P2 (Dom)	1 x 29500	65 mm	80/65/50/40/32/25/20 mm
	Flushing	1 x 16000	50 mm	65/50/40/32/25/20 mm
3.	Tower-P3 (Dom)	1 x 16500	50 mm	65/50/40/32/25/20 mm

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	Flushing	2 x 9000	40 mm	50/40/32/25/20 mm
4.	EWS (Dom)	1 x 34500	65 mm	80/65/50/40/32/25/20 mm
	Flushing	1 x 18500	50 mm	65/50/40/32/25/20 mm
	RCC UGT (Dom)	180 KL		

- (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% standby arrangement shall 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.

14. 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 F.T. shall be 75 mm dia.
- (v) All W.C. shall be provided with high / low level flushing cistern. The capacity of flushing cistern shall be of 6 Ltrs (Indo)
- (vi) All pipes from waste water stack to F.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.
- (viii) No tap or outlet of any kind will be provided from the flushing line/plumbing lines for recycled water except for connection to the cistern of flushing tanks.

15. STORM WATER DRAINAGE:-

- (i) You have provided twin level basement except below EWS Tower for parking/services only. For draining out of the wash water/rain water accumulated in the basement, the same shall be collected through covered channel of 300 mm wide to the sumps at different places and from where the pumping has been proposed by you by providing pumps of 350 LPM capacity at 14.0 Mtrs head.

Thus, it is made clear that will be sole responsible for pumping out of rain water/wash water etc. all the time and 100% stand by pumps alternate power supply arrangement shall also be provided in case of failure of electricity and 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.



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(iv) It is made clear that roof top rain harvesting system shall be provided as per Central Ground Water Authority norms/ Haryana Govt. Notification as applicable and shall be kept operational all the time.

16. GENERAL: -

- (i) Recycled water is proposed to be utilized for flushing purposes. The firm has made provision of separate flushing line, storage tank, metering system, pumping system and plumbing. It may be clarified to developer that 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 should be avoided.
- (ii) No cross connection between recycled water system and potable water system shall be made.
- (iii) All plumbing pipes fittings, valves of flushing system pipe will be of red color or painted red. In case of embedded pipes. Marker taps of Red Color at suitable intervals shall be fixed. The underground and over head tanks should have, Recycle water not fit for drinking and other warning signs embossed/marked on them.
- (iv) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/ Haryana Govt. notification as applicable.
- (v) Recycled water pipes and potable water pipes will be fixed in separate chases and a minimum horizontal distance of 6" (150 mm) will be mentioned between them. In case of cross suitably colored/taped sleeve shall be used.
- (vi) 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.
- (vii) The swimming pools shall not be connected with the storm water drain for the disposal of replacement of water.
- (viii) All pipes, fixtures, fitting, pumps, Gen. set and filtration plan etc. shall be conforming to relevant IS specification and ISI marked.
- (ix) Proper filtration plant shall be provided by you for filtration and recycling of the water of the swimming pool only small quantity of water shall be used for replacement of water in the swimming pool.
- (x) The replacement water shall be disposed off by you by using the same for watering of landscaped area in your colony or the same is disposed off into the rain water harvesting system.
- (xi) That 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 by 25%.
- (xii) The colonizer/firm will provide appropriate pipes (both up and down) for solar water heating system.
- (xiii) 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.

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fitting for internal lighting as well as Campus lighting

- (xv) That if any, site for Electric Sub Station is required same will be provided by you in the group housing colony.
- (xvi) That you shall abide by the policies issued by the Department regarding allotment of EWS flats time to time.
- (xvii) That you shall follow provisions of Section 46 of 'The Persons With Disabilities (Equal Opportunities, Protection of Rights and Full Participation) Act, 1995' which includes construction of ramps in public buildings, adaption of toilets for wheel chair user, Braille symbols and auditory signals in elevators or lifts and other relevant measures for Hospitals, Primary Health Centres and other medical care and rehabilitation units.
- (xviii) That you shall submit the fire fighting scheme duly approved in accordance with the section 15 of The Haryana Fire Safety Act 2009 and directions issued by the Director, Urban Local bodies Haryana before starting the construction work at site.
- (xix) That you shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.09.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site. You shall apply for Environment clearance within 30 days from the issuance of this letter.
- (xx) The responsibility of laying and maintain (including quality and design etc.) of internal public health services shall be entirely of the owner/supervising Architect/Engineer of the scheme.
- (xxi) That you shall submit the approved Electrical Service Plan from competent authority and certificate to this effect that Adequate arrangement have been put in place before grant of occupation certificate.
- (xxii) That the owner shall ensure the installation of Solar Photovoltaic Power Plant as per provision of Notification No. 22/52/2005-5 Power dated 03.09.2014 of Haryana Government Renewable Energy Department, if required.
- (xxiii) That provision of parking shall be made within the area earmarked/designated for parking in the colony and no vehicle shall be allowed to park outside the premises.
- (xxiv) That you shall deposit the balance amount of Labour Cess in future, time to time as per progress in construction at site.
- (xxv) That you shall submit the scanned copy of the approved building plans of this scheme in CD format within one week to this office from the issuance of this letter.

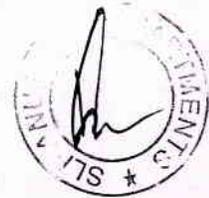
17. ENVIRONMENT:-

- (i) That you shall strictly comply with the directions of MOEF Guidelines, 2010 while raising construction.

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- (ii) You shall put tarpaulin on scaffolding around the area of construction and the building. You are also directed that you shall not store any construction material particularly sand on any part of the street/road.
- (iii) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the Air in any form.
- (iv) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
- (v) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
- (vi) The vehicles carrying construction material and construction debris of any kind should be cleaned before it is permitted to ply on the road after unloading of such material.
- (vii) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- (viii) Every owner and or builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relating to dust emission.
- (ix) It shall be the responsibility of every owner/builder to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
- (x) All to take appropriate measures and to ensure that the terms and conditions of the earlier order and these orders should strictly comply with by fixing sprinklers, creations of green air barriers.
- (xi) Compulsory use of wet jet in grinding and stone cutting.
- (xii) Wind breaking walls around construction site.
- (xiii) That you shall ensure that least dust has emitted into air/atmosphere and all steps are taken to prevent the same.
- (xiv) That you shall increase the 'tree cover' area by planting large number of trees of various species depending upon the quality content of soil and other natural attendant circumstances.
- (xv) That you shall provide green belt around the building which is to be constructed.
- (xvi) If any person, owner and or builder is found to be violating any of the conditions stated in this order and or for their non-compliance such person, owner, builder shall be liable to pay compensation of ` 50,000/- per default in relation to construction activity at its site and ` 5,000/- for each violation during carriage and transportation of construction material, debris through trucks or other vehicles, in terms of Section 15 of the NGT Act on the principle of Polluter Pay. Such action would be in addition not in derogation to

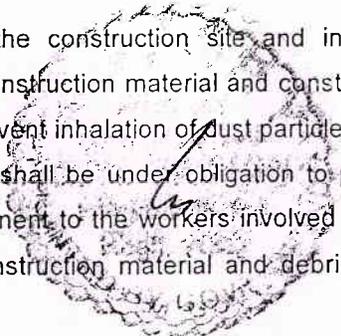


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the other action that the Authority made take against such builder, owner, person and transporter under the laws in force.

(xvii) All the owners/builders shall ensure that the construction and demolition raised has been removed from the site and transported to the solid waste disposal site.

(xviii) It is made clear that even if constructions have been started after seeking Environmental Clearance under the EIA notification 2006 and after taking other travel but is being carried out without taking the preventive and protective environmental steps as stated in this order and MOEF guidelines, 2010, the State Government, SPCB and any officer of any department as aforesaid shall be entitled to direct stoppage of work.

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

DA/One set of Building Plans

(Sunita Sethi)

District Town Planner (HQ),
Member Secretary,

For: Chief Town Planner, Haryana-cum- Chairman,
Building Plan Approval Committee

Endst. No: - ZP-236/SD (DK)/2015/

Dated: _____

A copy is forwarded to the following for information:

1. Superintending Engineer (HQ), HUDA, Panchkula w.r.t. his office memo no. 122 dated 25.02.2015.
2. Senior Town Planner, Faridabad w.r.t. his office memo no. 1745 dated 15.04.2015 along with one set of building plans.
3. Distt. Town Planner, Faridabad.
4. Distt. Town Planner (E), Faridabad.

Encl: as above

(Sunita Sethi)

District Town Planner (HQ),
Member Secretary,

For: Chief Town Planner, Haryana-cum- Chairman,
Building Plan Approval Committee.



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