

OFFICE OF THE DISTRICT TOWN PLANNER, PANCHKULA

DEPARTMENT OF TOWN AND COUNTRY PLANNING, HARYANA
MINI SECRETARIAT, SECOND FLOOR, SECTOR-1, PANCHKULA
E-mail – dtp3.tcp.panchkula@gmail.com Phone No. - 0172-2561112 (O)

BR-III

[See Code 4.2(4)]

To

M/s Trident Hills Pvt. Ltd. & Others
(Formerly known as M/s IREO Fiveriver Pvt Ltd)
Site Office: Sector-4 Pinjore Kalka Urban Complex,
Panchkula

Memo No.: DTP/2023/1622

Dated:- 13.06.2023

Subject: - Approval of Building Plans of Row Housing/Low Rise Floors proposed in Integrated Residential Plotted Development projects under NILP Policy-2022, i.e. License No. 124 of 2022 dated 18.08.2022 being developed by M/s Trident Hills Pvt. Ltd. (Formerly known as M/s IREO Fiveriver Pvt Ltd) and others at revenue estate of village Islam Nagar, Sector-3, 4 & 4A, Pinjore Kalka Urban Complex, District-Panchkula, Haryana.

Reference: - Your application dated 10.05.2023.

Your application received in this office on 12.05.2023 for approval of Building Plan in respect of Residential Plot No. 01 of Block Forest Vista of M/s Trident Hills Pvt. Ltd. (Formerly known as M/s IREO Fiveriver Pvt Ltd) and others at revenue estate of village Islam Nagar, Sector-3, 4 & 4A, Pinjore Kalka Urban Complex, District-Panchkula. The plans have been checked with regards to front and rear setbacks, Ground coverage & FAR, height of building, shafts, staircase etc. & found in order as per Haryana Building Code 2017. The building plan is approved subject to the following conditions:-

1. The plans are valid for a period of 2 years from the date of issuance.
2. The structural responsibility of the construction shall be entirely of the colonizer/owner and Supervising Architect/Engineer of the project.
3. All material to be used for erection of building shall be confined to ISI and NBC standards.
4. The owner 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/regulations.
5. No walls/ceiling shall be constructed of easily inflammable material and building shall be built of the fire resisting Material as per standard specification.
6. No addition and alteration in the approved building plans shall be made without the prior approval of Competent Authority. Further, only figured dimensions shall be followed and in case of any variation in the plans, prior permission of Competent Authority shall be pre-requisite.
7. If any infringement of bye-laws 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 indemnified against any claim on this account.
8. No person shall occupy or allow any other person to occupy any 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.
9. As recommended by Executive Engineer, HSVP, Division-II, Panchkula vide memo no. 127144 dated 07.06.2023, the responsibility to dispose-off the sewerage from the toilet block made in the basement as per Haryana Building Code 2017, rest with colonizer/owners.

(xii) Compulsory use of wet jet in grinding and stone cutting.

(xiii) Wind breaking walls around construction site.


(xiv) All the builders who are building commercial/residential complexes which are covered under the EIA notification of 2006 shall provide green belt around the building that they construct. The authorities shall ensure that such green belt in existence prior to issuance of occupancy certificate.

17. General:-

- a) You shall not park any kind of vehicle outside plot boundary. You shall compulsorily park the vehicle inside your plot.
- b) Owner shall use Light Emitting Diode (L.E.D) Only.
- c) The owner shall also be required to take lift installation certificate from competent authority before submission of completion certificate, if applicable.

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

DA/As above


District Town Planner, Panchkula,
Chairman, Building Plan Approval Committee,
(Under Punjab Scheduled Roads and Controlled,
Areas Restriction of Unregulated Development Act, 1963)

Endst. No.:-

Dated:

A copy is forwarded to the following for information and necessary action.

1. Director General, Town & Country Planning Department Haryana, Chandigarh.
2. Senior Town Planner, Panchkula.
3. Secretary Haryana Building and Other-Construction Workers Welfare Board, 29-30, Bays Building, Sector-4 Panchkula along with a copy of receipt of e-payment transaction no. TOWNPLAN3000078782 dated 11.05.2023 as Labour Cess of Rs. 520000/-.
4. Executive Engineer, HSVP, Division No. II, Panchkula.
5. Architect Vikas Dubey, SCO. 07, 2nd Floor, Prime Square, Chandigarh Ambala Highway opposite Cosmo Mall, Zirakpur, Punjab.

/
District Town Planner, Panchkula,
Chairman, Building Plan Approval Committee,
(Under Punjab Scheduled Roads and Controlled,
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OFFICE OF THE DISTRICT TOWN PLANNER, PANCHKULA

DEPARTMENT OF TOWN AND COUNTRY PLANNING, HARYANA
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BR-III

[See Code 4.2(4)]

To

M/s Trident Hills Pvt. Ltd. & Others
(Formerly known as M/s IREO Fiveriver Pvt Ltd)
Site Office: Sector-4 Pinjore Kalka Urban Complex,
Panchkula

Memo No.: DTP/2023/1628

Dated:- 13.06.2023

Subject: - Approval of Building Plans of Row Housing/Low Rise Floors proposed in Integrated Residential Plotted Development projects under NILP Policy-2022, i.e. License No. 124 of 2022 dated 18.08.2022 being developed by M/s Trident Hills Pvt. Ltd. (Formerly known as M/s IREO Fiveriver Pvt Ltd) and others at revenue estate of village Islam Nagar, Sector-3, 4 & 4A, Pinjore Kalka Urban Complex, District-Panchkula, Haryana.

Reference: - Your application dated 10.05.2023.

Your application received in this office on 12.05.2023 for approval of Building Plan in respect of Residential Plot No. 02, 06, 10, 15 of Block Forest Vista of M/s Trident Hills Pvt. Ltd. (Formerly known as M/s IREO Fiveriver Pvt Ltd) and others at revenue estate of village Islam Nagar, Sector-3, 4 & 4A, Pinjore Kalka Urban Complex, District-Panchkula. The plans have been checked with regards to front and rear setbacks, Ground coverage & FAR, height of building, shafts, staircase etc. & found in order as per Haryana Building Code 2017. The building plan is approved subject to the following conditions:-

1. The plans are valid for a period of 2 years from the date of issuance.
2. The structural responsibility of the construction shall be entirely of the colonizer/owner and Supervising Architect/Engineer of the project.
3. All material to be used for erection of building shall be confined to ISI and NBC standards.
4. The owner 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/regulations.
5. No walls/ceiling shall be constructed of easily inflammable material and building shall be built of the fire resisting Material as per standard specification.
6. No addition and alteration in the approved building plans shall be made without the prior approval of Competent Authority. Further, only figured dimensions shall be followed and in case of any variation in the plans, prior permission of Competent Authority shall be pre-requisite.
7. If any infringement of bye-laws 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 indemnified against any claim on this account.
8. No person shall occupy or allow any other person to occupy any 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.
9. As recommended by Executive Engineer, HSVP, Division-II, Panchkula vide memo no. 127144 dated 07.06.2023, the responsibility to dispose-off the sewerage from the toilet block made in the basement as per Haryana Building Code 2017, rest with colonizer/owners.

(xii) Compulsory use of wet jet in grinding and stone cutting.

(xiii) Wind breaking walls around construction site.


(xiv) All the builders who are building commercial/residential complexes which are covered under the EIA notification of 2006 shall provide green belt around the building that they construct. The authorities shall ensure that such green belt in existence prior to issuance of occupancy certificate.

17. General:-

- a) You shall not park any kind of vehicle outside plot boundary. You shall compulsorily park the vehicle inside your plot.
- b) Owner shall use Light Emitting Diode (L.E.D) Only.
- c) The owner shall also be required to take lift installation certificate from competent authority before submission of completion certificate, if applicable.

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

DA/As above


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3. Secretary Haryana Building and Other-Construction Workers Welfare Board, 29-30, Bays Building, Sector-4 Panchkula along with a copy of receipt of e-payment transaction no. TOWNPLAN3000078780 dated 11.05.2023 as Labour Cess of Rs. 2060000/-.
4. Executive Engineer, HSVP, Division No. II, Panchkula along with one set of approved building plan.
5. Architect Vikas Dubey, SCO. 07, 2nd Floor, Prime Square, Chandigarh Ambala Highway opposite Cosmo Mall, Zirakpur, Punjab.

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BR-III

[See Code 4.2(4)]

To

M/s Trident Hills Pvt. Ltd. & Others
(Formerly known as M/s IREO Fiveriver Pvt Ltd)
Site Office: Sector-4 Pinjore Kalka Urban Complex,
Panchkula

Memo No.: DTP/2023/1592

Dated:- 13.06.2023

Subject: - Approval of Building Plans of Row Housing/Low Rise Floors proposed in Integrated Residential Plotted Development projects under NILP Policy-2022, i.e. License No. 124 of 2022 dated 18.08.2022 being developed by M/s Trident Hills Pvt. Ltd. (Formerly known as M/s IREO Fiveriver Pvt Ltd) and others at revenue estate of village Islam Nagar, Sector-3, 4 & 4A, Pinjore Kalka Urban Complex, District-Panchkula, Haryana.

Reference: - Your application dated 10.05.2023.

Your application received in this office on 12.05.2023 for approval of Building Plan in respect of Residential Plot No. 03, 07, 11, 16 of Block Forest Vista of M/s Trident Hills Pvt. Ltd. (Formerly known as M/s IREO Fiveriver Pvt Ltd) and others at revenue estate of village Islam Nagar, Sector-3, 4 & 4A, Pinjore Kalka Urban Complex, District-Panchkula. The plans have been checked with regards to front and rear setbacks, Ground coverage & FAR, height of building, shafts, staircase etc. & found in order as per Haryana Building Code 2017. The building plan is approved subject to the following conditions:-

1. The plans are valid for a period of 2 years from the date of issuance.
2. The structural responsibility of the construction shall be entirely of the colonizer/owner and Supervising Architect/Engineer of the project.
3. All material to be used for erection of building shall be confined to ISI and NBC standards.
4. The owner 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/regulations.
5. No walls/ceiling shall be constructed of easily inflammable material and building shall be built of the fire resisting Material as per standard specification.
6. No addition and alteration in the approved building plans shall be made without the prior approval of Competent Authority. Further, only figured dimensions shall be followed and in case of any variation in the plans, prior permission of Competent Authority shall be pre-requisite.
7. If any infringement of bye-laws 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 indemnified against any claim on this account.
8. No person shall occupy or allow any other person to occupy any 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.
9. As recommended by Executive Engineer, HSVP, Division-II, Panchkula vide memo no. 127144 dated 07.06.2023, the responsibility to dispose-off the sewerage from the toilet block made in the basement as per Haryana Building Code 2017, rest with colonizer/owners.

(xii) Compulsory use of wet jet in grinding and stone cutting.

(xiii) Wind breaking walls around construction site.


(xiv) All the builders who are building commercial/residential complexes which are covered under the EIA notification of 2006 shall provide green belt around the building that they construct. The authorities shall ensure that such green belt in existence prior to issuance of occupancy certificate.

17. General:-

- a) You shall not park any kind of vehicle outside plot boundary. You shall compulsorily park the vehicle inside your plot.
- b) Owner shall use Light Emitting Diode (L.E.D) Only.
- c) The owner shall also be required to take lift installation certificate from competent authority before submission of completion certificate, if applicable.

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DA/As above


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4. Executive Engineer, HSVP, Division No. II, Panchkula along with one set of approved building plan.
5. Architect Vikas Dubey, SCO. 07, 2nd Floor, Prime Square, Chandigarh Ambala Highway opposite Cosmo Mall, Zirakpur, Punjab.

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BR-III

[See Code 4.2(4)]

To

M/s Trident Hills Pvt. Ltd. & Others
(Formerly known as M/s IREO Fiveriver Pvt Ltd)
Site Office: Sector-4 Pinjore Kalka Urban Complex,
Panchkula

Memo No.: DTP/2023/16/6

Dated:- 13.06.2023

Subject: - Approval of Building Plans of Row Housing/Low Rise Floors proposed in Integrated Residential Plotted Development projects under NILP Policy-2022, i.e. License No. 124 of 2022 dated 18.08.2022 being developed by M/s Trident Hills Pvt. Ltd. (Formerly known as M/s IREO Fiveriver Pvt Ltd) and others at revenue estate of village Islam Nagar, Sector-3, 4 & 4A, Pinjore Kalka Urban Complex, District-Panchkula, Haryana.

Reference: - Your application dated 10.05.2023.

Your application received in this office on 12.05.2023 for approval of Building Plan in respect of Residential Plot No. 04, 08, 12, 17 of Block Forest Vista of M/s Trident Hills Pvt. Ltd. (Formerly known as M/s IREO Fiveriver Pvt Ltd) and others at revenue estate of village Islam Nagar, Sector-3, 4 & 4A, Pinjore Kalka Urban Complex, District-Panchkula. The plans have been checked with regards to front and rear setbacks, Ground coverage & FAR, height of building, shafts, staircase etc. & found in order as per Haryana Building Code 2017. The building plan is approved subject to the following conditions:-

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9. As recommended by Executive Engineer, HSVP, Division-II, Panchkula vide memo no. 127144 dated 07.06.2023, the responsibility to dispose-off the sewerage from the toilet block made in the basement as per Haryana Building Code 2017, rest with colonizer/owners.

(xii) Compulsory use of wet jet in grinding and stone cutting.

(xiii) Wind breaking walls around construction site.


(xiv) All the builders who are building commercial/residential complexes which are covered under the EIA notification of 2006 shall provide green belt around the building that they construct. The authorities shall ensure that such green belt in existence prior to issuance of occupancy certificate.

17. General:-

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- c) The owner shall also be required to take lift installation certificate from competent authority before submission of completion certificate, if applicable.

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DA/As above



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4. Executive Engineer, HSVP, Division No. II, Panchkula along with one set of approved building plan.
5. Architect Vikas Dubey, SCO. 07, 2nd Floor, Prime Square, Chandigarh-Ambala Highway opposite Cosmo Mall, Zirakpur, Punjab.


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BR-III

[See Code 4.2(4)]

To

M/s Trident Hills Pvt. Ltd. & Others
(Formerly known as M/s IREO Fiveriver Pvt Ltd)
Site Office: Sector-4 Pinjore Kalka Urban Complex,
Panchkula

Memo No.: DTP/2023/1634

Dated:- 13.06.2023

Subject: - Approval of Building Plans of Row Housing/Low Rise Floors proposed in Integrated Residential Plotted Development projects under NILP Policy-2022, i.e. License No. 124 of 2022 dated 18.08.2022 being developed by M/s Trident Hills Pvt. Ltd. (Formerly known as M/s IREO Fiveriver Pvt Ltd) and others at revenue estate of village Islam Nagar, Sector-3, 4 & 4A, Pinjore Kalka Urban Complex, District-Panchkula, Haryana.

Reference: - Your application dated 10.05.2023.

Your application received in this office on 12.05.2023 for approval of Building Plan in respect of Residential Plot No. 05, 09, 14, 18 of Block Forest Vista of M/s Trident Hills Pvt. Ltd. (Formerly known as M/s IREO Fiveriver Pvt Ltd) and others at revenue estate of village Islam Nagar, Sector-3, 4 & 4A, Pinjore Kalka Urban Complex, District-Panchkula. The plans have been checked with regards to front and rear setbacks, Ground coverage & FAR, height of building, shafts, staircase etc. & found in order as per Haryana Building Code 2017. The building plan is approved subject to the following conditions:-

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(xii) Compulsory use of wet jet in grinding and stone cutting.

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17. General:-

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- b) Owner shall use Light Emitting Diode (L.E.D) Only.
- c) The owner shall also be required to take lift installation certificate from competent authority before submission of completion certificate, if applicable.

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

DA/As above



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BR-III

[See Code 4.2(4)]

To

M/s Trident Hills Pvt. Ltd. & Others
(Formerly known as M/s IREO Fiveriver Pvt Ltd)
Site Office: Sector-4 Pinjore Kalka Urban Complex,
Panchkula

Memo No.: DTP/2023/1610

Dated:- 13.06.2023

Subject: - Approval of Building Plans of Row Housing/Low Rise Floors proposed in Integrated Residential Plotted Development projects under NILP Policy-2022, i.e. License No. 124 of 2022 dated 18.08.2022 being developed by M/s Trident Hills Pvt. Ltd. (Formerly known as M/s IREO Fiveriver Pvt Ltd) and others at revenue estate of village Islam Nagar, Sector-3, 4 & 4A, Pinjore Kalka Urban Complex, District-Panchkula, Haryana.

Reference: - Your application dated 10.05.2023.

Your application received in this office on 12.05.2023 for approval of Building Plan in respect of Residential Plot No. 19 of Block Forest Vista of M/s Trident Hills Pvt. Ltd. (Formerly known as M/s IREO Fiveriver Pvt Ltd) and others at revenue estate of village Islam Nagar, Sector-3, 4 & 4A, Pinjore Kalka Urban Complex, District-Panchkula. The plans have been checked with regards to front and rear setbacks, Ground coverage & FAR, height of building, shafts, staircase etc. & found in order as per Haryana Building Code 2017. The building plan is approved subject to the following conditions:-

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Endst. No.:-

Dated:

A copy is forwarded to the following for information and necessary action.

1. Director General, Town & Country Planning Department Haryana, Chandigarh.
2. Senior Town Planner, Panchkula.
3. Secretary Haryana Building and Other-Construction Workers Welfare Board, 29-30, Bays Building, Sector-4 Panchkula along with a copy of receipt of e-payment transaction no. TOWNPLAN3000078784 dated 11.05.2023 as Labour Cess of Rs. 520000/-.
4. Executive Engineer, HSVP, Division No. II, Panchkula.
5. Architect Vikas Dubey, SCO. 07, 2nd Floor, Prime Square, Chandigarh Ambala Highway opposite Cosmo Mall, Zirakpur, Punjab.

/
District Town Planner, Panchkula,
Chairman, Building Plan Approval Committee,
(Under Punjab Scheduled Roads and Controlled,
Areas Restriction of Unregulated Development Act, 1963)