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/ 1728 **Dated:-** 15.06.2023

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. 125 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 12.05.2023.

Your application received in this office on 12.05.2023 for approval of Building Plan in respect of Residential Plot No. 35 in Block Aqua Vista A 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 & 4-A, 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 from has been duly issued in your favour.
9. As recommended by Executive Engineer, HSVP, Division-II, Panchkula vide memo no. 127142 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.

10. The colonizer/owners must ensure to provide 24x7 Power Backup for Mechanical Ventilation in toilets and kitchen at all floors.
11. As specified in building plans the basement shall be exclusively used for storage of household or other goods of ordinarily non-combustible material.
12. You are required to take Occupation Certificate after completion of Building.
13. The work of public Health Services be got execute as per standard design and HSVP, P.H. specifications. Colonizer/owners will provide roof top rain water harvesting system of suitable size for disposal of rain water as per latest Govt. instruction/notification and as per standard design, if required in this area.
14. Before issuing the Occupation Certificate the public health service completed as per proposal at site by the colonizer/owners, will be got checked from the O/o Executive Engineer, HSVP, Panchkula.
15. The fire safety provision will be checked at the time of grant of occupation certificate, if applicable.
16. In compliance of order dated 10.04.2015 of Hon'ble National Green Tribunal in OA No. 21 of 2014 – Vardhman Kaushik V/s UOI:-
    (i) The owner of site would strictly comply with the directions contained in this order as well as the MOEF guidelines, 2010 while raising construction.
    (ii) That while raising construction builder or owner of site should strictly adhere to and comply with the directions contained in this order of the Tribunal as well as MOEF guidelines, 2010 in relation to precautions required to be taken while carrying on construction.
    (iii) The builder or owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including builder, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
    (iv) 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.
    (v) 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.
    (vi) The dust emission from the construction site should be completely controlled and all precautions taken in that behalf.
    (vii) 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.
    (viii) 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.
    (ix) 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 relatable to dust emission.
    (x) It shall be the responsibility of every 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.
    (xi) Take appropriate measures and 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.

(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 ambition, 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. TOWNPLAN3000079012 dated 16.05.2023 as Labour Cess of Rs. 380000/-.
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.

District Town Planner, Panchkula,
Chairman, Building Plan Approval Committee,
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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/ 1722 **Dated:-** 15.06.2023

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. 125 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 12.05.2023.

Your application received in this office on 12.05.2023 for approval of Building Plan in respect of Residential Plot No. 16 in Block Aqua Vista A 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 & 4-A, 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 from has been duly issued in your favour.
9. As recommended by Executive Engineer, HSVP, Division-II, Panchkula vide memo no. 127142 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.

10. The colonizer/owners must ensure to provide 24x7 Power Backup for Mechanical Ventilation in toilets and kitchen at all floors.
11. As specified in building plans the basement shall be exclusively used for storage of household or other goods of ordinarily non-combustible material.
12. You are required to take Occupation Certificate after completion of Building.
13. The work of public Health Services be got execute as per standard design and HSVP, P.H. specifications. Colonizer/owners will provide roof top rain water harvesting system of suitable size for disposal of rain water as per latest Govt. instruction/notification and as per standard design, if required in this area.
14. Before issuing the Occupation Certificate the public health service completed as per proposal at site by the colonizer/owners, will be got checked from the O/o Executive Engineer, HSVP, Panchkula.
15. The fire safety provision will be checked at the time of grant of occupation certificate, if applicable.
16. In compliance of order dated 10.04.2015 of Hon'ble National Green Tribunal in OA No. 21 of 2014 – Vardhman Kaushik V/s UOI:-
    (i) The owner of site would strictly comply with the directions contained in this order as well as the MOEF guidelines, 2010 while raising construction.
    (ii) That while raising construction builder or owner of site should strictly adhere to and comply with the directions contained in this order of the Tribunal as well as MOEF guidelines, 2010 in relation to precautions required to be taken while carrying on construction.
    (iii) The builder or owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including builder, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
    (iv) 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.
    (v) 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.
    (vi) The dust emission from the construction site should be completely controlled and all precautions taken in that behalf.
    (vii) 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.
    (viii) 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.
    (ix) 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 relatable to dust emission.
    (x) It shall be the responsibility of every 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.
    (xi) Take appropriate measures and 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.

(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 ambition, 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. TOWNPLAN3000079009 dated 16.05.2023 as Labour Cess of Rs. 380000/-.
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.

District Town Planner, Panchkula,
Chairman, Building Plan Approval Committee,
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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/ 1734 **Dated:-** 15.06.2023

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. 125 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 12.05.2023.

Your application received in this office on 12.05.2023 for approval of Building Plan in respect of Residential Plot No. 21, 25, 35 & 39 in Block Aqua Vista B 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 & 4-A, 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 from has been duly issued in your favour.
9. As recommended by Executive Engineer, HSVP, Division-II, Panchkula vide memo no. 127142 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.

10. The colonizer/owners must ensure to provide 24x7 Power Backup for Mechanical Ventilation in toilets and kitchen at all floors.
11. As specified in building plans the basement shall be exclusively used for storage of household or other goods of ordinarily non-combustible material.
12. You are required to take Occupation Certificate after completion of Building.
13. The work of public Health Services be got execute as per standard design and HSVP, P.H. specifications. Colonizer/owners will provide roof top rain water harvesting system of suitable size for disposal of rain water as per latest Govt. instruction/notification and as per standard design, if required in this area.
14. Before issuing the Occupation Certificate the public health service completed as per proposal at site by the colonizer/owners, will be got checked from the O/o Executive Engineer, HSVP, Panchkula.
15. The fire safety provision will be checked at the time of grant of occupation certificate, if applicable.
16. In compliance of order dated 10.04.2015 of Hon'ble National Green Tribunal in OA No. 21 of 2014 – Vardhman Kaushik V/s UOI:-
    (i) The owner of site would strictly comply with the directions contained in this order as well as the MOEF guidelines, 2010 while raising construction.
    (ii) That while raising construction builder or owner of site should strictly adhere to and comply with the directions contained in this order of the Tribunal as well as MOEF guidelines, 2010 in relation to precautions required to be taken while carrying on construction.
    (iii) The builder or owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including builder, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
    (iv) 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.
    (v) 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.
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    (vii) 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.
    (viii) 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.
    (ix) 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 relatable to dust emission.
    (x) It shall be the responsibility of every 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.
    (xi) Take appropriate measures and 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.

(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 ambition, if any of the conditions mentioned above are not complied with.

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District Town Planner, Panchkula,
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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.

District Town Planner, Panchkula,
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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/ 1740 **Dated:-** 15.06.2023

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. 125 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 12.05.2023.

Your application received in this office on 12.05.2023 for approval of Building Plan in respect of Residential Plot No. 06, 10, 19, 31, 39 & 43 in Block Aqua Vista A and Plot No. 04, 08, 12, 51 & 55 in Block Aqua Vista B 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 & 4-A, 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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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.
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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.
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14. Before issuing the Occupation Certificate the public health service completed as per proposal at site by the colonizer/owners, will be got checked from the O/o Executive Engineer, HSVP, Panchkula.
15. The fire safety provision will be checked at the time of grant of occupation certificate, if applicable.
16. In compliance of order dated 10.04.2015 of Hon'ble National Green Tribunal in OA No. 21 of 2014 – Vardhman Kaushik V/s UOI:-

    (i) The owner of site would strictly comply with the directions contained in this order as well as the MOEF guidelines, 2010 while raising construction.

    (ii) That while raising construction builder or owner of site should strictly adhere to and comply with the directions contained in this order of the Tribunal as well as MOEF guidelines, 2010 in relation to precautions required to be taken while carrying on construction.

    (iii) The builder or owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including builder, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.

    (iv) 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.

    (v) 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.

    (vi) The dust emission from the construction site should be completely controlled and all precautions taken in that behalf.

    (vii) 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.

    (viii) 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.

    (ix) 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 relatable to dust emission.

    (x) It shall be the responsibility of every 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.

(xi) Take appropriate measures and 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.

(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 ambition, 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. TOWNPLAN3000078992 dated 16.05.2023 as Labour Cess of Rs. 3700000/-.
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.

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

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/ 1746 **Dated:-** 15.06.2023

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. 125 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 12.05.2023.

Your application received in this office on 12.05.2023 for approval of Building Plan in respect of Residential Plot No. 22, 26, 36 & 40 in Block Aqua Vista B 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 & 4-A, 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 from has been duly issued in your favour.
9. As recommended by Executive Engineer, HSVP, Division-II, Panchkula vide memo no. 127142 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.

10. The colonizer/owners must ensure to provide 24x7 Power Backup for Mechanical Ventilation in toilets and kitchen at all floors.
11. As specified in building plans the basement shall be exclusively used for storage of household or other goods of ordinarily non-combustible material.
12. You are required to take Occupation Certificate after completion of Building.
13. The work of public Health Services be got execute as per standard design and HSVP, P.H. specifications. Colonizer/owners will provide roof top rain water harvesting system of suitable size for disposal of rain water as per latest Govt. instruction/notification and as per standard design, if required in this area.
14. Before issuing the Occupation Certificate the public health service completed as per proposal at site by the colonizer/owners, will be got checked from the O/o Executive Engineer, HSVP, Panchkula.
15. The fire safety provision will be checked at the time of grant of occupation certificate, if applicable.
16. In compliance of order dated 10.04.2015 of Hon'ble National Green Tribunal in OA No. 21 of 2014 – Vardhman Kaushik V/s UOI:-
    (i) The owner of site would strictly comply with the directions contained in this order as well as the MOEF guidelines, 2010 while raising construction.
    (ii) That while raising construction builder or owner of site should strictly adhere to and comply with the directions contained in this order of the Tribunal as well as MOEF guidelines, 2010 in relation to precautions required to be taken while carrying on construction.
    (iii) The builder or owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including builder, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
    (iv) 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.
    (v) 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.
    (vi) The dust emission from the construction site should be completely controlled and all precautions taken in that behalf.
    (vii) 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.
    (viii) 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.
    (ix) 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 relatable to dust emission.
    (x) It shall be the responsibility of every 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.
    (xi) Take appropriate measures and 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.

(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 ambition, 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. TOWNPLAN3000078986 dated 16.05.2023 as Labour Cess of Rs. 1350000/-.
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.

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

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/ 1752 **Dated:-** 15.06.2023

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. 125 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 12.05.2023.

Your application received in this office on 12.05.2023 for approval of Building Plan in respect of Residential Plot No. 07, 11, 20, 28, 32, 40 & 44 in Block Aqua Vista A and Plot No. 05, 09, 14, 52 & 56 in Block Aqua Vista B 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 & 4-A, 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 from has been duly issued in your favour.
9. As recommended by Executive Engineer, HSVP, Division-II, Panchkula vide memo no. 127142 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.

10. The colonizer/owners must ensure to provide 24x7 Power Backup for Mechanical Ventilation in toilets and kitchen at all floors.
11. As specified in building plans the basement shall be exclusively used for storage of household or other goods of ordinarily non-combustible material.
12. You are required to take Occupation Certificate after completion of Building.
13. The work of public Health Services be got execute as per standard design and HSVP, P.H. specifications. Colonizer/owners will provide roof top rain water harvesting system of suitable size for disposal of rain water as per latest Govt. instruction/notification and as per standard design, if required in this area.
14. Before issuing the Occupation Certificate the public health service completed as per proposal at site by the colonizer/owners, will be got checked from the O/o Executive Engineer, HSVP, Panchkula.
15. The fire safety provision will be checked at the time of grant of occupation certificate, if applicable.
16. In compliance of order dated 10.04.2015 of Hon'ble National Green Tribunal in OA No. 21 of 2014 – Vardhman Kaushik V/s UOI:-
    (i) The owner of site would strictly comply with the directions contained in this order as well as the MOEF guidelines, 2010 while raising construction.
    (ii) That while raising construction builder or owner of site should strictly adhere to and comply with the directions contained in this order of the Tribunal as well as MOEF guidelines, 2010 in relation to precautions required to be taken while carrying on construction.
    (iii) The builder or owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including builder, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
    (iv) 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.
    (v) 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.
    (vi) The dust emission from the construction site should be completely controlled and all precautions taken in that behalf.
    (vii) 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.
    (viii) 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.
    (ix) 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 relatable to dust emission.
    (x) It shall be the responsibility of every 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.

(xi) Take appropriate measures and 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.

(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 ambition, 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. TOWNPLAN3000078988 dated 16.05.2023 as Labour Cess of Rs. 4040000/-.
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.

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

OFFICE OF THE DISTRICT TOWN PLANNER, PANCHKULA

DEPARTMENT OF TOWN AND COUNTRY PLANNING, HARYANA
MINI SECRETARIAT, SECOND FLOOR, SECTOR-1, PANCHKULA
E-mail :- dtp1.hq.panchkula@gmail.com Phone No. - 0172-2561112 (O)

BR-III
(Rec Code 4.2(i))

To

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

Memo No.: DTP/2022/ [illegible] **Dated:-** [illegible]

Subject: - **Approval of Building Plans of Row Housing/Low Rise Flats proposed in Integrated Residential Plotted Development projects under RILP Policy-2022, i.e. License No. 128 of 2022 dated 18.08.2022 being developed by M/s Trident Hills Pvt. Ltd. (Formerly known as M/s IRISO Finstrov Pvt Ltd) and others at revenue estate of village Ishan Nagar, Sector-3, 4 & 4A, Pinjore Kalka Urban Complex, District Panchkula, Haryana.**

Reference: - Your application dated 12.05.2023.

Your application received in this office on 12.05.2023 for approval of Building Plan in respect of Residential Plot No. 08, 13, 17, 21, 29, 33, 37 & 41 in Block Aqua Vista A and Plot No. 02, 06, 10, 15, 53 & 57 in Block Aqua Vista B of M/s Trident Hills Pvt. Ltd. (Formerly known as M/s IRISO Finstrov Pvt Ltd) and others at revenue estate of village Ishan Nagar, Sector-3, 4 & 4-A, 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 3 years from the date of issuance.
2. The structural responsibility of the construction shall be entirely of the owner/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 from has been duly issued in your favour.
9. As recommended by Executive Engineer, HSVP, Division-II, Panchkula vide memo no. 127143 dated 07.06.2023, the responsibility to dispose off the sewerage from the toilet

(xi) Take appropriate measures and 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.

(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 is 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, Raya Building, Sector-4 Panchkula along with a copy of receipt of e-payment transaction no. TCP/NPLAN/2022/7999 dated 16.05.2022 as Labour Cess of Rs. 47500/-.
4. Executive Engineer, HSVP, Division No. II, Panchkula along with one set of approved building plan.
5. Architect Vikas Dubey, SCO. 07, 3rd 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)

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
[Rule Code 4.3(4)]

To

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

Memo No.: DTP/2023/ 7762 **Dated:-** 19.06.2023

Subject: - Approval of Building Plans of Row Housing/Low Rise Flores proposed in Integrated Residential Plotted Development projects under RILP Policy-2022. i.e. License No. 120 of 2020 dated 18.08.2022 being developed by M/s Trident Hills Pvt. Ltd. (Formerly known as M/s IREO Fivetwo Pvt Ltd) and others at revenue estate of village Ishem Nagar, Sector-3, 4 & 4A, Pinjore Kalka Urban Complex, District-Panchkula, Haryana.

Reference: - Your application dated 12.05.2023.

Your application received in this office on 12.05.2023 for approval of Building Plan in respect of Residential Plot No. 08, 14, 18, 22, 30, 34, 38 & 42 in Block Aqua Vista A and Plot No. 03, 07, 11, 16, 34 & 38 in Block Aqua Vista B of M/s Trident Hills Pvt. Ltd. (Formerly known as M/s IREO Fivetwo Pvt Ltd) and others at revenue estate of village Ishem Nagar, Sector-3, 4 & 4-A, 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. 127142 dated 07.06.2023, the responsibility to dispose-off the sewerage from the toilet

(ix) Take appropriate measures and 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.

(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 EB 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. TCNNPLAN20000079000 dated 16.05.2023 as Labour Cess of Rs. 47100000/-.
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 Centro 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)

OFFICE OF THE DISTRICT TOWN PLANNER, PANCHKULA

DEPARTMENT OF TOWN AND COUNTRY PLANNING, HARYANA
MINI SECRETARIAT, SECOND FLOOR, SECTOR-1, PANCHKULA
E-mail – dtp1.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 Finvest Pvt Ltd)
Site Office: Sector-4 Pinjore Kalka Urban Complex,
Panchkula

Memo No.: DTP/2023/ 1672 **Dated:-** 19-6-2023

Subject: - **Approval of Building Plans of Row Housing/Low Rise Flats proposed in Integrated Residential Plotted Development projects under RGLF Policy-2022, i.e. License No. 108 of 2023 dated 18.08.2023 being developed by M/s Trident Hills Pvt. Ltd. (Formerly known as M/s IREO Finvest 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 12.05.2023.

Your Application received in this office on 12.05.2023 for approval of Building Plan in respect of Residential Flat No. 15 in Block Aqua Vista A and Flat No. 17, 43 & 59 in Block Aqua Vista B of M/s Trident Hills Pvt. Ltd. (Formerly known as M/s IREO Finvest Pvt Ltd) and others at revenue estate of village Islam Nagar, Sector-3, 4 & 4-A, 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 3 years from the date of issuance.
2. The structural responsibility of the construction shall be entirely of the consultant/owner and Supervising Architect/Engineer of the project.
3. All material to be used for erection of building shall be confined to ISI and ISMC 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 committed, 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 from has been duly issued in your favour.
9. As recommended by Executive Engineer, HSVP, Division-II, Panchkula vide memo no. 127143 dated 07.04.2023, the responsibility to dispose-off the sewerage from the toilet

(xi) Take appropriate measures and ensure that the terms and conditions of the earlier order and these orders should strictly comply with by fixing sprinklers, creeping of green air barriers.

(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 is 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 OC 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. TCWWPLA0000007003 dated 16.05.2023 as Labour Cess of Rs. 1,850000/-.
4. Executive Engineer, HSVP, Division No. II, Panchkula along with one set of approved building plan.
5. Architect Vikas Dubey, SCO. 07, 3rd 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)

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 Fivetiver Pvt Ltd)
Site Office: Sector-4 Pinjore Kalka Urban Complex,
Panchkula

Memo No.: DTP/2023/ 1070 **Dated:-** 19.6.2023

Subject: - Approval of Building Plans of Row Housing/Low Rise Flats proposed in Integrated Residential Plotted Development projects under RILP Policy-2022, i.e. License No. 125 of 2021 dated 18.08.2022 being developed by M/s Trident Hills Pvt. Ltd. (Formerly known as M/s IREO Fivetiver Pvt Ltd) and others at revenue estate of village Ishwar Nagar, Sector-3, 4 & 4A, Pinjore Kalka Urban Complex, District-Panchkula, Haryana.

Reference: - Your application dated 12.05.2023.

Your application received in this office on 12.05.2023 for approval of Building Plan in respect of Residential Plot No. 19, 23, 27, 29, 33, 37 & 41 in Block Aqua Vista II of M/s Trident Hills Pvt. Ltd. (Formerly known as M/s IREO Fivetiver Pvt Ltd) and others at revenue estate of village Ishwar Nagar, Sector-3, 4 & 4-A, 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 from has been duly issued in your favour.
9. As recommended by Executive Engineer, HSVP, Division-II, Panchkula vide memo no. 12714J dated 07.06.2023, the responsibility to dispose-off the sewerage from the toilet

(ix) Take appropriate measures and 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.

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

(xi) Wind breaking walls around construction site.

(xii) 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 is 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 ambition, 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. TCN/BPLAN/000017997 dated 14.05.2013 as Labour Cess of Rs. 199000/-.
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.

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

OFFICE OF THE DISTRICT TOWN PLANNER, PANCHKULA

DEPARTMENT OF TOWN AND COUNTRY PLANNING, HARYANA
MINI SECRETARIAT, SECOND FLOOR, SECTOR-1, PANCHKULA
E-mail :- dtp1.tcp.panchkula@gmail.com Phone No. : 0172-2561112 (O)

BR-III
[Rev Code 4.2(4)]

To

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

Memo No.: DTP/2023/ 1689 **Dated:-** 19.6.2023

Subject: - Approval of Building Plans of Row Housing/Low Rise Flats proposed in Integrated Residential Plotted Development projects under RILP Policy-2012, i.e. License No. 128 of 2022 dated 18.08.2022 being developed by M/s Trident Hills Pvt. Ltd. (Formerly known as M/s IREO Fleuriver 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 12.05.2023.

Your application received in this office on 12.05.2023 for approval of Building Plan in respect of Residential Plot No. 20, 24, 28, 32, 34, 38 & 42 in Block Aqua Vista B of M/s Trident Hills Pvt. Ltd. (Formerly known as M/s IREO Fleuriver Pvt Ltd) and others at revenue estate of village Islam Nagar, Sector-3, 4 & 4-A, 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 from has been duly issued in your favour.
9. As recommended by Executive Engineer, HSVP, Division-II, Panchkula vide memo no. 127142 dated 07.06.2023, the responsibility to dispose-off the sewerage from the toilet

(xi) Take appropriate measures and 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.

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

(xiii)Fixed 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 is 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. TOWNPLAN0000079002 dated 14.05.2023 as Labour Cess of Rs. 2000000/-.
4. Executive Engineer, HSVP, Division No. II, Panchkula along with one set of approved building plan.
5. Architect Vikas Dubey, SCO. 97, 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)

OFFICE OF THE DISTRICT TOWN PLANNER, PANCHKULA

DEPARTMENT OF TOWN AND COUNTRY PLANNING, HARYANA
MINI SECRETARIAT, SECOND FLOOR, SECTOR-1, PANCHKULA
E-mail :- dtp1.cp.panchkula@gmail.com Phone No. :- 0172-2561112 (O)

BR-II

(See Code 4.2(6))

To

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

Memo No.: DTP/BRII/ 2696 **Dated:-** 15.06.2023

Subject:- Approval of Building Plans of Row Housing/Low Rise Flats proposed in Integrated Residential Plotted Development projects under RGLP Policy-2022, i.e. License No. 135 of 2022 dated 18.08.2022 being developed by M/s Trident Hills Pvt. Ltd. (Formerly known as M/s IREO Fleetwo 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 13.05.2023.

Your application received in this office on 13.05.2023 for approval of Building Plan in respect of Residential Plot No. 30 in Black Aqua Vista B of M/s Trident Hills Pvt. Ltd. (Formerly known as M/s IREO Fleetwo Pvt Ltd) and others at revenue estate of village Islam Nagar, Sector-3, 4 & 4-A, 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 3 years from the date of issuance.
2. The structural responsibility of the construction shall be entirely of the owner/owner and Supervising Architect/Engineer of the project.
3. All material to be used for erection of building shall be confined to ISI and ISMC 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. 1271-72 dated 07.06.2023, the responsibility to dispose-off the sewerage from the toilet blocks made in the basement as per Haryana Building Code 2017, rest with allottee/owners.

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

(xiii) Wind breaking walls around construction site.

(xiv)(A) 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 is extensive 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 OR 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.

Dy./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, Daya Building, Sector-4 Panchkula along with a copy of receipt of e-payment transaction no. NOWNPLASE0000079009 dated 14.05.2020 as Labour Cess of Rs. 240000/-.
4. Executive Engineer, HSVP, Division No. 6, Panchkula along with one set of approved building plan.
5. Architect Vikas Dubey, BCD: 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)

OFFICE OF THE DISTRICT TOWN PLANNER, PANCHKULA

DEPARTMENT OF TOWN AND COUNTRY PLANNING, HARYANA
MINI SECRETARIAT, SECOND FLOOR, SECTOR-1, PANCHKULA
E-mail – dtp1.tcp.pkl@gmail.com Phone No.- 0172-2561113 (O)

BR-III
[See Code 4.2(9)]

To

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

Memo No.: DTP/2023/ 1279 **Dated:-** 21.11.2023

Subject: - Approval of Building Plans of Row Housing/Low Rise Flats proposed in Integrated Residential Plotted Development projects under RGLF Policy-2022, i.e. License No. 135 of 2022 dated 18.08.2022 being developed by M/s Trident Hills Pvt. Ltd. (Formerly known as M/s IREO Fivetwo Pvt Ltd) and others at revenue estate of village Islam Nagar, Sector-3, 4 & 4-A, Pinjore Kalka Urban Complex, District-Panchkula, Haryana.

Reference: - Your application dated 11.05.2023.

Your application received in this office on 11.05.2023 for approval of Building Plan in respect of Residential Plot No. 11 in Block Aqua Vista B of M/s Trident Hills Pvt. Ltd. (Formerly known as M/s IREO Fivetwo Pvt Ltd) and others at revenue estate of village Islam Nagar, Sector-3, 4 & 4-A, 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 BIS 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. 127142 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)(a) 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 sanction, 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. TCP/NPLAC/2022/75027 dated 16.05.2023 as Labour Cess of Rs. 34000/-.
4. Executive Engineer, HSVP, Division No. II, Panchkula along with one set of approved building plan.
5. Architect Vikas Dubey, SCO. 07, 3rd 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

OFFICE OF THE DISTRICT TOWN PLANNER, PANCHKULA

DEPARTMENT OF TOWN AND COUNTRY PLANNING, HARYANA
MINI SECRETARIAT, SECOND FLOOR, SECTOR-5, PANCHKULA
E-mail – dtp3.kul.panchkula@gmail.com Phone No. : 0172-2561112 (O)

BR-II

(See Code 4.3(4))

To

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

Memo No.: DTP/2023/ 1144 **Dated:** [illegible]

Subject: - Approval of Building Plans of Raw Housing/Low Rise Plotes proposed in Integrated Residential Plotted Development projects under RILP Policy-2022, i.e. License No. 126 of 2022 dated 18.08.2022 being developed by M/s Trident Hills Pvt. Ltd. (Formerly known as M/s DEO Flowtiver 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 12.05.2023.

Your application received in this office on 12.05.2023 for approval of Building Plan in respect of Residential Plot No. 36 in Block Aqua Vista A and Plot No. 1, 18 & 44 in Block Aqua Vista B of M/s Trident Hills Pvt. Ltd. (Formerly known as M/s DEO Flowtiver Pvt Ltd) and others at revenue estate of village Islam Nagar, Sector-3, 4 & 4-A, 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 3 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. Its walls/ceiling shall be constructed of easily inflammable material and building shall be built of the fire resisting Material as per standard specifications.
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. 13714) dated 07.06.2023, the responsibility to dispose-off the sewerage from the toilet

(ix) Take appropriate measures and 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.

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

(xx) Wind breaking walls around constructions site.

(xxi) 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 is maintained 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.

Dd/ 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. TCP/EPLAC/2022/9005 dated 16.05.2022 as Labour Cess of Rs. 1,50,000/-.
4. Executive Engineer, HSVP, Division No. 3, Panchkula along with one set of approved building plan.
5. Architect Vikas Dubey, BCD, 07, 2nd Floor, Prime Square, Chandigarh Ambala Highway opposite Centro 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)