

# 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](mailto: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 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.

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 relating 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 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. 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, 2<sup>nd</sup> 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 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.

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 relating 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 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. 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, 2<sup>nd</sup> Floor, Prime Square, Chandigarh Ambala Highway opposite Cosmo Mall, Zirakpur, Punjab.

  
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# OFFICE OF THE DISTRICT TOWN PLANNER, PANCHKULA

DEPARTMENT OF TOWN AND COUNTRY PLANNING, HARYANA

MINI SECRETARIAT, SECOND FLOOR, SECTOR-1, 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/2023/1734

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 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.

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.
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  - (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.
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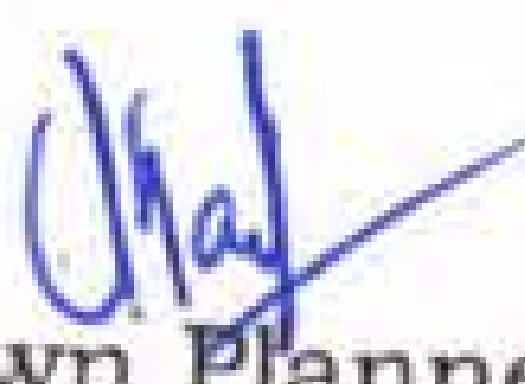
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**17. General:-**

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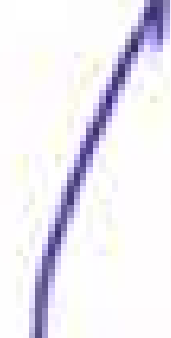
  
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Chairman, Building Plan Approval Committee,  
(Under Punjab Scheduled Roads and Controlled,  
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**Endst. No.:-**

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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, 2<sup>nd</sup> Floor, Prime Square, Chandigarh Ambala Highway opposite Cosmo Mall, Zirakpur, Punjab.

  
District Town Planner, Panchkula,  
Chairman, Building Plan Approval Committee,  
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Fourth block of faint, illegible text, possibly a concluding paragraph or signature area.

Fifth block of faint, illegible text, located in the lower middle section of the page.

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**OFFICE OF THE DISTRICT TOWN PLANNER, PANCHKULA**

DEPARTMENT OF TOWN AND COUNTRY PLANNING, HARYANA

MINI SECRETARIAT, SECOND FLOOR, SECTOR-1, 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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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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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.
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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, 2<sup>nd</sup> 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)

*[The page contains extremely faint, illegible text, likely bleed-through from the reverse side of the document. The text is mirrored across the page and is not readable.]*



# 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](mailto: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 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.

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 ab initio, if any of the conditions mentioned above are not complied with.

**DA/As above**

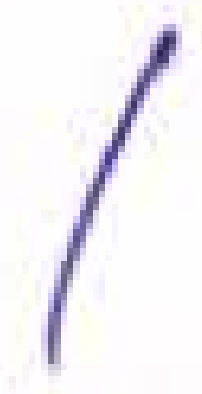
  
District Town Planner, Panchkula,  
Chairman, Building Plan Approval Committee,  
(Under Punjab Scheduled Roads and Controlled,  
Areas Restriction of Unregulated Development Act, 1963)

**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. 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, 2<sup>nd</sup> 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](mailto: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 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.

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 relating 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 ab initio, if any of the conditions mentioned above are not complied with.

**DA/As above**

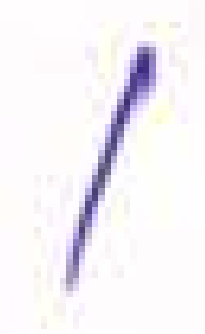
  
District Town Planner, Panchkula,  
Chairman, Building Plan Approval Committee,  
(Under Punjab Scheduled Roads and Controlled,  
Areas Restriction of Unregulated Development Act, 1963)

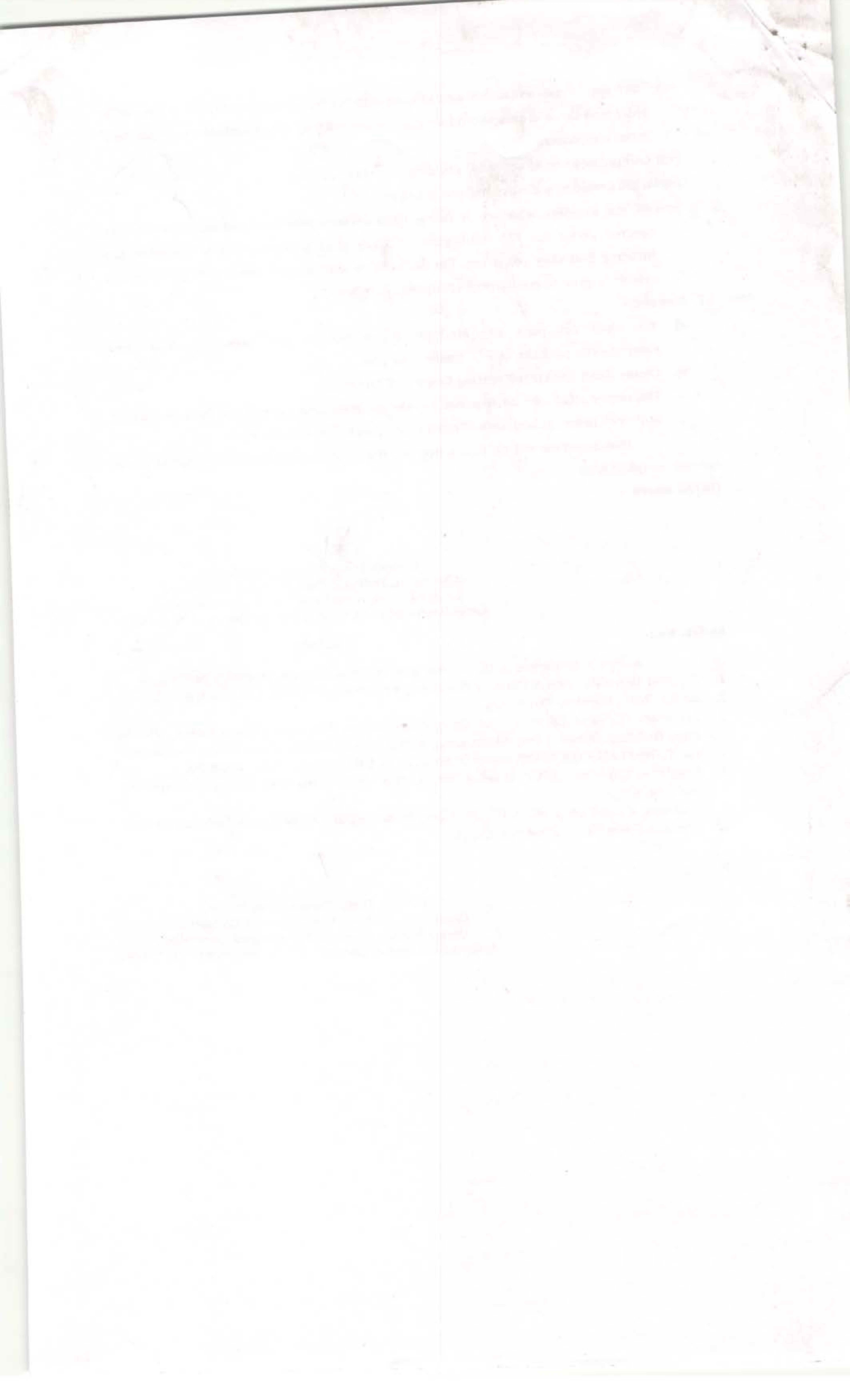
**Endst. No.:-**

**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. 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, 2<sup>nd</sup> 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  
MINE SECRETARIAT, SECOND FLOOR, SECTOR-1, PANCHKULA  
E-mail - [dtplpanch@nic.gov.in](mailto:dtplpanch@nic.gov.in) Phone No. - 0173-2911111/101

**NR-03**

(New Code + 2019)

To

M/s Trident Hills Pvt. Ltd. & Others  
(Formerly known as M/s 1800 Frontier Pvt Ltd)  
Site Office: Sector-4 Pigeon Kalka Urban Complex,  
Panchkula

Memorandum: DTP/2023/ 1271

Date: 17-06-23

**Subject:** - Approval of Building Plans of New Housing/Low Rise Flats proposed in Integrated Residential Planned Development projects under RILP Policy-2003, i.e. License No. 128 of 2003 dated 18.08.2003 being developed by M/s Trident Hills Pvt. Ltd. (Formerly known as M/s 1800 Frontier Pvt Ltd) and others at revenue estate of village Islam Nagar, Sector-5, 4 & 4A, Pigeon 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. 04, 12, 17, 21, 25, 33, 37 & 41 in Block Aqua Vista A and Plot No. 02, 04, 10, 15, 20 & 27 in Block Aqua Vista B of M/s Trident Hills Pvt. Ltd. (Formerly known as M/s 1800 Frontier Pvt Ltd) and others at revenue estate of village Islam Nagar, Sector-5, 4 & 4A, Pigeon Kalka Urban Complex, District Panchkula. The plans have been checked with regards to front and rear setbacks, Ground coverage & FSI, 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 contractor/owner and Supervising Architect/Engineer of the project.
3. All material to be used for erection of building shall be confined to ISI and ISIRI 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 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 uncorrected, 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 permissions granted and an occupation certificate as prescribed form has been duly issued to your firm.
9. As recommended by Executive Engineer, HVP, Division-II, Panchkula vide memo no. 127142 dated 07.05.2023, the responsibility to dispose off the sewerage from the toilet

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

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

(iv) Wind breaking walls around construction site.

(v) All the builders who are building commercial/residential complexes which are covered under the EA notification of 2004 shall provide green belt around the building that they construct. The authorities shall ensure that such green belt is released 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 NE installation certificate from competent authority before submission of completion certificate, if applicable.

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

EA/As above

  
District Town Planner, Panchkula,  
Chairman, Building Plan Approval Committee,  
(Under Punjab Scheduled Roads and Controlled,  
Area Restriction of Unregulated Development Act, 1982)

Enclt. No.:-

Dated:-

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

1. Director General, Town & Country Planning Departmentaryana, 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. 2020PLAN00007000 dated 18.05.2023 as Labour Case of No. 4720000/-.
4. Executive Engineer, HVP, Division No. 2, Panchkula along with one set of approved building plan.
5. Architect Vikas Dubey, SO, 01, 2nd Floor, Prime Square, Chandigarh Arshala Highway opposite Conna Mall, Ghalper, Panjab.

  
District Town Planner, Panchkula,  
Chairman, Building Plan Approval Committee,  
(Under Punjab Scheduled Roads and Controlled,  
Area Restriction of Unregulated Development Act, 1982)

**OFFICE OF THE DISTRICT TOWN PLANNER, PANCHEKULA**  
DEPARTMENT OF TOWN AND COUNTRY PLANNING, HARYANA  
MINI SECRETARIAT, SECOND FLOOR, SECTOR-1, PANCHEKULA  
Email : [dtplpanchekula@gmail.com](mailto:dtplpanchekula@gmail.com) Phone No. : 0172-266112/12428

**20-20**  
(New Code 4.204)

To

M/s Trident Hills Pvt. Ltd. & Others  
(Formerly known as M/s DSO Frontier Pvt Ltd)  
Site Office: Sector-1 Panchek Kalia Urban Complex,  
Panchekula

Message No.: DTP/2023/ 77x2

Date: 29.07.2023

**Subject :** Approval of Building Plans of Row Housing/Low Rise Floors proposed in Integrated Residential Plotted Development projects under MLP 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 DSO Frontier Pvt Ltd) and others at revenue estate of village Solum Nagar, Sector-1, 4 & 4A, Panchek Kalia Urban Complex, District-Panchekula, 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, 26, 34, 38 & 42 in Block A and Plot No. 03, 07, 11, 16, 24 & 28 in Block B of M/s Trident Hills Pvt. Ltd. (Formerly known as M/s DSO Frontier Pvt Ltd) and others at revenue estate of village Solum Nagar, Sector-1, 4 & 4 A, Panchek Kalia Urban Complex, District-Panchekula. 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 contractor/owner and Supervising Architect/Engineer of the project.
3. All material to be used for erection of building shall be confined to IS and BIS 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 Equired 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 uncorrected, 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 to this behalf as having been completed in accordance with the permission granted and an occupation certificate is prescribed form has been duly issued to your favor.
9. As recommended by Executive Engineer, HSYD, Division-11, Panchekula vide memo no. 127142 dated 07.06.2023, the responsibility to dispose-off the sewerage from the toilet

- (vi) Take appropriate measures and ensure that the noise and conditions of the roller mixer and these rollers should strictly comply with by fixing sprinklers, creation of green belt barriers.
- (vii) Compulsory use of wet jet in grinding and stone cutting.
- (viii) Wind breaking walls around construction site.
- (ix) 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 retained 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 EIS (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.

**SA/As above**



**District Town Planner, Ferozshah,  
Chairman, Building Plan Approval Committee,  
(Under Punjab Scheduled Roads and Controlled,  
Areas Restriction of Unregulated Development Act, 1983)**

**Encl. No.:-**

**Encl.**

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

1. Director General, Town & Country Planning Department Hariana, Chandigarh.
2. Senior Town Planner, Ferozshah.
3. Secretary Hariana Building and Other Construction Workers Welfare Board, 29-30, Raja Building, Sector-4 Ferozshah along with a copy of receipt of a payment transaction no. TRW/CP/PLAN/000000000000 dated 14.01.2008 as Labour Case of No. 47300001-.
4. Executive Engineer, HSY, Division No. II, Ferozshah along with one set of approved building plan.
5. Assistant Vicee Dutes, BCD, 07, 2<sup>nd</sup> Floor, Prince Square, Chandigarh Amhala Highway opposite Green Mall, Ferozshah, Punjab.

↓  
**District Town Planner, Ferozshah,  
Chairman, Building Plan Approval Committee,  
(Under Punjab Scheduled Roads and Controlled,  
Areas Restriction of Unregulated Development Act, 1983)**

**OFFICE OF THE DISTRICT TOWN PLANNER, PANCHKULA**

DEPARTMENT OF TOWN AND COUNTRY PLANNING, HARYANA  
MINI SECRETARIAT, SECOND FLOOR, SECTION-1, PANCHKULA  
Email - [dtpl@panchkula.org](mailto:dtpl@panchkula.org) Phone No. - 0172-294112/93

**MEMO**

(New Order 1/2019)

To

M/s Trident Hills Pvt. Ltd. & Others  
(Formerly known as M/s BHO Builders Pvt Ltd)  
Site Office Sector-A Pajura Kales Urban Complex,  
Panchkula

Memo No.: DTP/2023/ 1272

Dated: 17.04.2023

**Subject:** - Approval of Building Plans of New Housing/Low Rise Flats proposed in Integrated Residential Planned Development projects under NLP Policy-2022, i.e. License No. 105 of 2022 dated 18.08.2022 being developed by M/s Trident Hills Pvt. Ltd. (Formerly known as M/s BHO Builders Pvt Ltd) and others at revenue estate of village Islam Nagar, Sector-B, 4 & 4A, Pajura Kales Urban Complex, District-Panchkula, Haryana.

**Reference:** - Your application dated 13.03.2023.

Your Application received in this office on 13.03.2023 for approval of Building Plan in respect of Residential Plot No. 12 to Block Apan Yash A and Plot No. 17, 43 & 58 to Block Apan Yash B of M/s Trident Hills Pvt. Ltd. (Formerly known as M/s BHO Builders Pvt Ltd) and others at revenue estate of village Islam Nagar, Sector-B, 4 & 4A, Pajura Kales 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 applicant/owner and Supervising Architect/Engineer of the project.
3. All material to be used for structure of building shall be verified as ISI and ISCI 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 the safety bye laws/regulations.
5. No walls/fencing shall be constructed of easily inflammable material and building shall be built of the best material as per standard specification.
6. No addition and alteration to the approved building plans shall be made without the prior approval of Competent Authority. Further, only signed documents shall be allowed and in case of any variation to the plans, prior permission of Competent Authority shall be pre-requisite.
7. If any infringement of bye laws remains unnotified, 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 initiate legal action against any violator 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 verified by the Director or any person authorized by him in this behalf as having been completed in accordance with the provisions granted and an occupation certificate as prescribed form has been duly issued in your favour.
9. As recommended by Executive Engineer, DTP, District-B, Panchkula vide memo no. 12714 dated 07.04.2023, the responsibility to deposit-off the average from the table

(ii) Take appropriate measures and ensure that the terrace and conditions of the terrace walls and these walls should strictly comply with the safety standards, provision of green air barriers.

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

(iv) Wet brushing walls around construction site.

(v) All the builders who are building commercial/residential complexes which are covered under the EIA notification of 2016 shall provide green belt around the building that they construct. The authorities shall ensure that such green belt is 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 all resolutions/certificate from competent authority before submission of completion certificate, if applicable.

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

BA/ta/cha

  
District Town Planner, Patiala,  
Chairman, Building Plan Approval Committee,  
(Under Punjab Scheduled Roads and Controlled,  
Area Restriction of Compulsory Development Act, 1962)

Encl. No.:-

Dated:-

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

1. Director General, Town & Country Planning Department Punjab, Chandigarh.
2. Senior Town Planner, Patiala.
3. Secretary Punjab Building and Over-Construction Workers Welfare Board, 29-32, Sage Building, Sector-4 Patiala along with a copy of receipt of payment transaction no. TDSP/PLAN/0000079003 dated 14-05-2021 as Labour Case of No. 1850000/-.
4. Executive Engineer, MOP, Division No. 02, Patiala along with one set of approved building plan.
5. Architect Vasee Dubey, 805/ 07, 2nd Floor, Prime Square, Chandigarh National Highway opposite Green Mall, Sarjapur, Patiala.

  
District Town Planner, Patiala,  
Chairman, Building Plan Approval Committee,  
(Under Punjab Scheduled Roads and Controlled,  
Area Restriction of Compulsory Development Act, 1962)

# OFFICE OF THE DISTRICT TOWN PLANNER, PANCHKULA

DEPARTMENT OF TOWN AND COUNTRY PLANNING, HARYANA

MAIN SECRETARIAT, SECOND FLOOR, SECTOR-1, PANCHKULA

Email : [pankula@haryana.nic.in](mailto:pankula@haryana.nic.in) Phone No. : 0172-256112/123

NR 03

(See Code 4-204)

To

M/s Trident Hills Pvt. Ltd. & Others  
(Formerly known as M/s BHO Firetower Pvt Ltd)  
Site Office, Sector-4 Pajara Kalka Urban Complex,  
Panchkula

Block No.: DPP/2023/ 4270

Date: 14.06.2023

**Subject :** Approval of Building Plans of Row Housing/Low Rise Flats proposed in Integrated Residential Plotted Development projects under MLP Policy-2022, i.e. License No. 128 of 2022 dated 18.04.2022 being developed by M/s Trident Hills Pvt. Ltd. (Formerly known as M/s BHO Firetower Pvt Ltd) and others at revenue estate of village Islam Nagar, Sector-3, 4 & 4A, Pajara 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 Area Vista B of M/s Trident Hills Pvt. Ltd. (Formerly known as M/s BHO Firetower Pvt Ltd) and others at revenue estate of village Islam Nagar, Sector-3, 4 & 4A, Pajara 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 to conform 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 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 ISCI 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 as prescribed form has been duly issued in your favour.
9. As recommended by Executive Engineer, HDP, District-1, Panchkula vide memo no. 127143 dated 07.04.2023, the responsibility to dispose-off the sewage from the toilet

- (d) Take appropriate measures and ensure that the terms and conditions of the earlier order and these orders should strictly comply with by being sprinklers, emission of green air barriers.
- (e) Compulsory use of wet jet in grinding and stone cutting.
- (f) Wind breaking walls around construction site.
- (g) All the builders who are building commercial/residential complexes which are covered under the EIA notification of 2004 shall provide green belt around the building that they construct. The authorities shall ensure that such green belt is in existence prior to issuance of occupancy certificate.

**17. General:-**

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

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

**18. As above**


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

**Encl. No.:-**

**Encl:-**

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

1. Director General, Town & Country Planning Departmentaryana, Chandigarh.
2. Senior Town Planner, Panchkula.
3. Secretary Haryana Building and Other-Construction Workers Welfare Board, 24-35, Raja Building, Sector-4 Panchkula along with a copy of receipt of a-payment transaction no. 202402PLA0000019997 dated 24.02.2024 as Labour Case of No. 23000001/-.
4. Executive Engineer, HVP, Division No. 8, Panchkula along with set set of approved building plan.
5. Architect Vikas Duley, BCO, 07, 2nd Floor, Pison Square, Chandigarh Arthala Highway opposite Green Mall, Binsar, Punjab.

  
 District Town Planner, Panchkula,  
 Chairman, Building Plan Approval Committee,  
 Under Punjab Scheduled Roads and Controlled,  
 Area 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 : [dtpl@panchkuladtp.org](mailto:dtpl@panchkuladtp.org) Phone No. : 0172-294113 (2)

88-28

(See Para 4.34)

To

M/s Trident Hills Pvt. Ltd. & Others  
(Formerly known as M/s BHO Fireever Pvt Ltd)  
Site Office: Sector-3 Pajura Kalda Urban Complex,  
Panchkula.

Memorandum No.: DTP/2023/ 1679

Dated: 14.04.2023

**Subject:** - Approval of Building Plans of Row Housing/Low Rise Flats proposed in Integrated Residential Planned Development projects under MLP Policy-2022, i.e. License No. 128 of 2022 dated 18.04.2022 being developed by M/s Trident Hills Pvt. Ltd. (Formerly known as M/s BHO Fireever Pvt Ltd) and others at various estate of village Islam Nagar, Sector-3, 4 & 4A, Pajura Kalda Urban Complex, District-Panchkula, Haryana.

**Reference:** - Your application dated 12.05.2022.

Your application received in this office on 12.05.2022 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 BHO Fireever Pvt Ltd) and others at various estate of village Islam Nagar, Sector-3, 4 & 4A, Pajura Kalda 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 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 BIS 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 to this behalf as having been completed in accordance with the permission granted and an occupation certificate as prescribed form has been duly issued to your favour.
9. As recommended by Executive Engineer, HVP, Division-II, Panchkula vide memo no. 127142 dated 07.06.2022, the responsibility to dispose-off the sewage from the toilet

- (ii) Take appropriate measures and ensure that the terms and conditions of the earlier order and these orders should strictly comply with by being sprinklers, creation of green air barriers.
- (iii) Compulsory use of wet jet in grading and stone cutting.
- (iv) Wind breaking walls around construction site.
- (v) All the builders who are building commercial/residential complexes which are covered under the EA notification of 2004 shall provide green belt around the building that they construct. The authorities shall ensure that such green belt is released 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 EA 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.

**18. As above**

  
 District Town Planner, Panchkula,  
 Chairman, Building Plan Approval Committee,  
 (Under Punjab Scheduled Roads and Controlled,  
 Area Regulation of Unregulated Development Act, 1982)

**Encl. No.1-**

**Detail:**

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

1. Director General, Town & Country Planning Departmentaryana, Chandigarh.
2. Senior Town Planner, Panchkula.
3. Secretary Haryana Building and Other-Construction Workers Welfare Board, 29-30, Boys Building, Sector-4 Panchkula along with a copy of receipt of a payment transaction no. TDWNTPLAS0000079002 dated 14.05.2023 as Labour Cost of Rs. 2360000/-.
4. Executive Engineer, HDP, District No. 2, Panchkula along with one set of approved building plan.
5. Architect Vikas Dubey, SO. 07, 2<sup>nd</sup> Floor, Pura Square, Chandigarh Arhala Highway opposite Cosmos Mall, Bhatkpur, Punjab.

  
 District Town Planner, Panchkula,  
 Chairman, Building Plan Approval Committee,  
 (Under Punjab Scheduled Roads and Controlled,  
 Area Regulation of Unregulated Development Act, 1982)

# OFFICE OF THE DISTRICT TOWN PLANNER, PANCHKULA

DEPARTMENT OF TOWN AND COUNTRY PLANNING, HARYANA,  
MINI SECRETARIAT, SECOND FLOOR, SECTOR-1, PANCHKULA  
Email : [dtpl@panchkulaplanning.org](mailto:dtpl@panchkulaplanning.org) Phone No. : 0172-2911121/22

NO. 24

(See Code 4-2019)

To

M/s Trident Hills Pvt. Ltd. & Others  
Formerly known as M/s DHO Developer Pvt Ltd  
Site Office, Sector-4 Project Kalka Urban Complex,  
Panchkula

Memo No.: DTP/2024/ 24/24

Date: 17.06.2024

**Subject:** Approval of Building Plans of New Raising/Low Rise Floors proposed in Integrated Residential Planned Development projects under RLP Policy-2022, i.e. License No. 125 of 2022 dated 18.09.2022 being developed by M/s Trident Hills Pvt. Ltd. (Formerly known as M/s DHO Developer Pvt Ltd) and others at terrace estate of village Kalka Nagar, Sector-3, 4 & 4A, Project 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. 01 to 06b Kalka Vista B of M/s Trident Hills Pvt. Ltd. (Formerly known as M/s DHO Developer Pvt Ltd) and others at terrace estate of village Kalka Nagar, Sector-3, 4 & 4A, Project Kalka Urban Complex, District-Panchkula. The plans have been checked with regards to front and rear setbacks, covered 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 contractor/owner and Supervising Architect/Engineer of the project.
3. All material to be used for erection of building shall be confined to IS and ISI 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 laws/regulations.
5. No wall/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 signed documents shall be allowed 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 or litigation.
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 provisions granted and an occupation certificate as prescribed there has been duly issued in your favour.
9. As recommended by Executive Engineer, HVP, Division-3, Panchkula vide memo no. 12742 dated 07.05.2023, the responsibility to dispose-off the wastage from the toilet shall made in the basement as per Haryana Building Code 2017, read with relevant orders.

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

(iii) Wet breaking walls around construction etc.

(iv) All the builders who are building commercial/residential complexes which are covered under the EIA notification of 2000 shall provide green belt around the building that they construct. The authorities shall ensure that such green belt is retained prior to issuance of occupancy certificate.

**(7) General:-**

- a) You shall not park any kind of vehicle outside your 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 all notification certificate from competent authority before submission of completion certificate, if applicable.

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

**As/Ac above**



District Town Planner, Panchkula,  
Chairman, Building Plan Approval Committee,  
Under Punjab Scheduled Roads and Controlled,  
Areas Restriction of Unregulated Development Act, 1962

**Encl. No.:-**

**Details:-**

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

1. District General, Town & Country Planning Departmentaryana, Chandigarh.
2. District Town Planner, Panchkula.
3. Secretary Haryana Building and Urban Construction Workers Welfare Board, 29-25, Durg Building, Sector-4 Panchkula along with a copy of receipt of a payment transaction no. 50787PLA0000000000 dated 18.05.2003 as Labour Cost of Rs. 240000/-.
4. Executive Engineer, MHP, Division No. 6, Panchkula along with one set of approved building plan.
5. Architect Vinesh Dufay, ICG, 67, 3<sup>rd</sup> Floor, Prime Square, Chandigarh Anshala Highway opposite Centre Mall, Durgam, Punjab.



District Town Planner, Panchkula,  
Chairman, Building Plan Approval Committee,  
Under Punjab Scheduled Roads and Controlled,  
Areas Restriction of Unregulated Development Act, 1962

# OFFICE OF THE DISTRICT TOWN PLANNER, PANCHKULA

DEPARTMENT OF TOWN AND COUNTRY PLANNING, HARYANA  
MINI SECRETARIAT, SECOND FLOOR, SECTOR-1, PANCHKULA  
Email - [tyt@panchkula.org](mailto:tyt@panchkula.org) Phone No. - 0172-294112 (2)

MEMO

(See Order 4/2023)

To

M/s Trident Hills Pvt. Ltd. & Others  
(Formerly known as M/s BBO Frontier Pvt Ltd)  
Site Office Sector-4 Project Kalia Urban Complex,  
Panchkula

Memo No./ DTP/2023/ 1273

Dated: 27.04.2023

**Subject:** - Approval of Building Plans of Row Housing/Low Rise Floors proposed in Integrated Residential Plotted Development projects under RDP Policy-2022, i.e. License No. 135 of 2022 dated 18.04.2022 being developed by M/s Trident Hills Pvt. Ltd. (Formerly known as M/s BBO Frontier Pvt Ltd) and others at revenue estate of village Kalia Nagar, Sector-4, 4 & 4-A, Project Kalia Urban Complex, District-Panchkula, Haryana.

**Reference:** - Your application dated 12.03.2023.

Your application received in this office on 12.03.2023 for approval of Building Plan in respect of Residential Plot No. 01 in Block Area Zone B of M/s Trident Hills Pvt. Ltd. (Formerly known as M/s BBO Frontier Pvt Ltd) and others at revenue estate of village Kalia Nagar, Sector-4, 4 & 4-A, Project Kalia 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 contractor/owner and Supervising Architect/Engineer of the project.
3. All material to be used for erection of building shall be confined to IS and BIS 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/walling shall be constructed of highly 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 signed documents 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 unnotified, 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 other as for which 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 as prescribed there has been duly issued in your favour.
9. As recommended by Executive Engineer, HPTP, District-8, Panchkula vide memo no. 127142 dated 07.04.2023, the responsibility to dispose-off the average from the total block made in the Township as per Haryana Building Code 2017, rest with contractor/owner.



**OFFICE OF THE DISTRICT TOWN PLANNER, PANCHKULA**

DEPARTMENT OF TOWN AND COUNTRY PLANNING, HARYANA  
MINI SECRETARIAT, SECOND FLOOR, SECTOR-1, PANCHKULA  
Email : [dtplpanchkula@gmail.com](mailto:dtplpanchkula@gmail.com) Phone No. : 0172-286112/09

**MEMO**

(See Code A-24)

To

M/s Trident Mills Pvt. Ltd. & Others  
(Formerly known as M/s 2003 Properties Pvt Ltd)  
Site Office: Sector-4 Project Kalpa Urban Complex,  
Panchkula

Memo No.: DTP/2023/ 1444

Date: 17.05.2023

**Subject :** Approval of Building Plans of New Dwelling/Two Store Plans proposed in Integrated Residential Platted Development projects under RILP Policy-2023, i.e. License No. 105 of 2022 dated 18.08.2022 being developed by M/s Trident Mills Pvt. Ltd. (Formerly known as M/s 2003 Properties Pvt Ltd) and others at various estate of village Kalpa Nagar, Sector-3, 4 & 4A, Project Kalpa Urban Complex, District Panchkula, Haryana.

**Reference :** Your application dated 12.05.2023.

Your application received by this office on 12.05.2023 for approval of Building Plan in respect of Residential Plot No. 26 to Block Area Zone A and Plot No. 1, 1B & 4A to Block Area Zone B of M/s Trident Mills Pvt. Ltd. (Formerly known as M/s 2003 Properties Pvt Ltd) and others at various estate of village Kalpa Nagar, Sector-3, 4 & 4A, Project Kalpa Urban Complex, District Panchkula. The plans have been checked with regards to front and rear setbacks, covered 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 contractor/owner and Supervising Architect/Engineer of the project.
3. All material to be used for erection of building shall be conform to ISI and BIS 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, any signed documents 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 violation occurred, 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 is provided there has been fully taxed in good sense.
9. As recommended by Executive Engineer, DTP, Division-II, Panchkula vide memo no. 107143 dated 07.05.2023, the responsibility to deposit-off the coverage from the holder

(ii) Take appropriate measures and ensure that the terms and conditions of the earlier order and these orders should strictly comply with by taking appropriate measures of green air barriers.

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

(iv) Wet breaking walls around construction site.

(v) All the builders who are building commercial/residential complexes which are covered under the EPA notification of 2008 shall provide green belt around the building that they construct. The authorities shall ensure that such green belt is 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 Screening Device (L.S.D) Only.

(c) The owner shall also be required to take all notification certificate from competent authority before submission of completion certificate, if applicable.

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

**Encl. As above**

District Town Planner, Patiala,  
Chairman, Building Plan Approval Committee,  
Under Punjab Scheduled Roads and Controlled,  
Areas Restriction of Unregulated Development Act, 1988

**Recd., No:-**

**Dated:-**

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

1. District General, Town & Country Planning Department Baryana, Chandigarh.
2. District Town Planner, Patiala.
3. Secretary Baryana Building and Other-Construction Workers Welfare Board, 29-30, New Building, Sector-4 Patiala along with a copy of receipt of a payment intimation no. TCR/19/PL/4500000000000 dated 18.05.2022 as Labour Case of No. 135000/-.
4. Executive Engineer, MOP, Division No. 5, Patiala along with one set of approved building plan.
5. Assistant Vice Deputy, BCI, 07, 2<sup>nd</sup> Floor, Pura Square, Chandigarh Ambala Highway opposite Green Mall, Baryana, Punjab.

District Town Planner, Patiala,  
Chairman, Building Plan Approval Committee,  
Under Punjab Scheduled Roads and Controlled,  
Areas Restriction of Unregulated Development Act, 1988