

From

Senior Town Planner,
Chairman, Building Plan Approval Committee,
For licensed Colonies/Controlled Area, Gurugram

To

M/s Elan City LLP.
3rd Floor, Golf View Corporate Tower,
Golf Course Road, Sector-42, Gurugram.

Memo No. 3004 Dated: 01-5-23

Subject:- Approval of revised building plans of Commercial site measuring 1.462 acres falling in the residential plotted colony over an area measuring 107.919 acres (Licence No. 97 of 2010 dated 18.11.2010 and 41 of 2011 dated 03.05.2011) in Sector-66, Gurugram by M/s Elan City LLP.

Reference:- Your request application dated 19.09.2022.

The above referred application was considered by the Building Plan Approval Committee in the meeting held on 22.12.2022 and the building plans were approved provisionally vide this office memo no. 1656 dated 09.03.2023 for the purpose of inviting objections/suggestions from the allottees/general public. Vide memo no 3172 dated 24.04.2023, DTP (P) Gurugram has informed that the colonizer vide letter dated 15.04.2023 has informed that no objection has been received. DTP(P), Gurugram has further informed that as per the record of that office, no objection has been received. Further as per record of this office, no objection has been received in this office also. Hence, final permission is hereby granted for the aforesaid construction subject to the provisions of the respective Acts and Haryana building code 2017 & subject to the following terms and conditions:-

1. The plans are valid for a period of 2 years for the buildings less than 15.00 mtr. in height and 5 years for the multistoried buildings more than 15 mtr. height from the date of issuance of sanction.
2. The structural responsibility of the construction shall be entirely of the owner/ supervising Architect and Structural Engineer of the scheme. Structural design of the building shall be carried out in accordance with the provisions of Haryana Building Code-2017 and relevant code for all seismic loads, all dead & live loads, wind pressure, earthquake of the intensity expected and structural safety will be completely of Structural Engineer/Architect and the Owner itself. As per provisions of Rule-39 (d), a set of structural drawing for record shall also be submitted alongwith aforementioned certificate.
3. You will get the setbacks of your building(s) checked at Plinth level and obtain a DPC Certificate before proceeding with Super-Structure.
4. You shall apply for Occupation Certificate as per the provision of Code 4.10 of the Haryana Building Code-2017, which shall be accompanied by certificates regarding completion of works described in the Plans and it shall be accompanied by:
 - (i) Structural stability certificate duly signed by the recognized Architect & Structural Engineer.
 - (i) A clearance regarding Fire Safety point of view, issued by the competent authority.
5. No person shall occupy or allow any other person to occupy any new building or part thereof for any purpose, whatsoever, 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 format has been duly issued in your favour.
6. 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 stand indemnified against any claim on this account.
7. Before grant of Occupation Certificate, you shall have to submit a Notice of completion of the building in Form BR-IVB, regarding completion of works described in the Plan.

Further that: -

- a) The required open parking around building shall be metalled and properly organized.
- b) All material to be used for erection of the building shall conform to ISI and NBC standards.

- c) No walls / ceilings shall be constructed of easily inflammable materials and stair case shall be built-up of the fire resistant material as per standard specification.
- d) No addition / alternation in the building shall be made without the prior approval of competent authority. Further, only figured dimension shall be followed and in case of any variation in the Plans, prior approval of this office shall be pre-requisite.
- e) You shall ensure the installation of Solar Power Plant, as per provisions of Haryana Solar Power Policy-2016 issued vide Notification No. 19/4/2016-5 Power dated 14.03.2016 of New & Renewable Energy Department, Govt. of Haryana.
- f) The roof slab of the basement external to the buildings, if any shall be designed/ constructed to take the load of fire tender up to 45 tonnes.
- g) The ground water shall not be used for the purpose of construction of building in terms of orders dated 16.07.2012 of Hon'ble High Court in CWP's No. 20032 of 2008, 13594 of 2009 and 807 of 2012 and will use treated waste water procured from STPs being operated by GMDA. In this regard, NOC has been submitted by you bearing memo no. Admn./A-1/2021/NOC/3863 dated 19.03.2021.
- h) The directions dated 26.11.2014, 04.12.2014 & 19.01.2015 of Hon'ble NGT in original application No. 21 of 2014 in the matter of Vardhman Kaushik Vs. Union of India & Ors. and instructions issued by Hon'ble NGT during hearing held on 28.04.2015 in OA No.21 of 2014 & OA No. 95 of 2014 in the matter of Vardhman Kaushik Vs. Union of India and Ors. shall be complied.
- i) NGT orders in application No. 45 of 2015 & M.A. No. 126 of 15 titled as "Haryali Welfare Association Vs. State of Haryana" shall be complied.

8. FIRE SAFETY:

(i) The applicant firm shall also prepare and submit the Plan in triplicate to Commissioner, Municipal Corporation, Gurugram clearly marking & indicating the complete Fire Protection arrangement and means of Escape / Access for the proposed building with suitable Legend and standard Signages. On receipt of the above request, the Commissioner, Municipal Corporation, Gurugram after satisfying himself that the entire fire protection measures proposed for the above buildings are as per NBC and other Fire Safety Bye Laws, would issue a NOC from Fire Safety point of view and means of Escape / Access point of view. The clearances /NOC from Fire Authority shall be submitted in this office along with a set of Plans duly signed by the Commissioner, Municipal Corporation, Gurugram within a period of 90 days from the date of issuance of sanction of Building Plans. Further, it is also made clear that no permission for occupancy of the building shall be issued by Commissioner, Municipal Corporation, Gurugram unless satisfied that adequate fire fighting measures have been installed by the applicant firm and suitable external fire fighting infrastructure has been developed at site.

9. That the rain water harvesting system shall be provided as per Central Ground Water Board Authority norms/Haryana Govt. notification as applicable.
10. That firm/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy-2016 issued vide Notification No. 19/4/2016-5 Power dated 14.03.2016 of New & Renewable Energy Department, Govt. of Haryana.

Public Health Services:

1. WATER SUPPLY:

- (i) The firm will be used hydro-pneumatic system for pumping. The capacity of the tank as shown on the plans and down takes system/ thereof is as under:-
Name of Building: Commercial site-1, Capacity of Tank of Domestic use (in kl): 10 Kl, Up Pipe (in mm): 50 mm, Down Pipe (in mm):65 mm.
- (ii) Inlet pipe from down take to toilet shall be G.I. Class-B Or Class-C, ISI marked 25/20/15mm dia shown on the plans and connection to each individual fixture shall be 15mm dia, which is to be corrected on the plans and connection to each individual fixture shall be 15 mm dia.



- G+9 storied.
- (iv) Adequate booster pumps to boost the water in the water tanks with 100% standby arrangement shall be provided by the firm. It may be made clear to the firm that he will be solely responsible arrangement all the time to come.
 - (v) The alternative arrangement of power supply such as Generator set etc. of suitable capacity shall be provided by the firm during failure of electricity.
 - (vi) It shall be mandatory for the firm to provide Solar Water Heating System and Solar Photovoltaic Power Plant of suitable capacity as per the notification of department of renewable Energy, Govt. of Haryana & latest amendment made thereof from time to time. The specifications for the installation of the same should also be strictly as per their latest guidelines.
2. SEWERAGE:
- (i) All external sewerage lines should not be less than 200 mm dia S.W./UPVC pipe ISI Marked.
 - (ii) All soil pipes connection W.C. to soil stack / manhole shall be minimum 100mm dia as per requirement as shown on the plans.
 - (iii) Waste water stack shall be 100mm dia as shown on the plans and soil stack shall be 100mm dia HCI pipe.
 - (iv) All F.T. shall be minimum 100mm dia HCI pipe.
 - (v) All W.C. shall be provided with high/low levels flushing cistern. It shall be mandatory for the firm to provide dual/two button or lever flush system in toilets. The capacity of flushing cistern shall be 6 liters for full discharge/3 Ltrs. for half discharge.
- The building will not resort to manual scavenging by engaging sanitation workers for clearing of Sewage system.
3. STORM WATER DRAINAGE:
- (i) All external storm water drainage shall be provided suitable so as to dispose off rain water into external master drainage system of the town.
 - (ii) All rain water stack pipes shall be 160mm dia pipes as shown on the plan.
 - (iii) It may be made clear to the firm that roof top rain harvesting system shall be provided as per Central Ground Water Authority norms/ Haryana Govt notification as application and shall be kept operational all the time.
 - (iv) The design of rain water harvesting pit, as shown on the plans, may not be treated as approved by this office.
4. GENERAL: Recycled water is proposed to be utilized for flushing purposes. The firm shall make provision of separate flushing line, storage tank, metering system, pumping system and plumbing. It may be clarified to developer that no tap or outlet of any kind will be provided from the flushing lines/ plumbing lines for recycled water except for connection to the cistern of flushing tanks and any scouring arrangement. Even ablution taps should be avoided.
- (i) No cross connection between recycled water system and potable water system shall be made.
 - (ii) All plumbing pipes fittings, valves will be of red color or painted red. In case of embedded pipes, marker tapes of Red Color at suitable intervals shall be fixed. The underground and overhead tanks. should have, "Recycle water not fit for drinking" and other warning signs embossed/marked on them.
 - (iii) Recycled water pipes and potable water pipes will be fixed in separate chases and a minimum horizontal distance of 6" (150mm) will be maintained between them. In case of cross suitably colored/ taped sleeve shall be used.
 - (iv) The Treated water shall be used for non-potable purposes such as flushing, green areas, parks etc as per the plan in line with Govt. of Haryana Policy for Reuse of Treated Waste Water Policy-2019.

- (v) The colonizer/ firm will provide appropriate pipes (both up and down) for solar water heating system.
 - (vi) Recycle Water pipes, fittings, Appurtenances, Valves, taps, meters, hydrants will be of Red Color or painted red.
 - (vii) Sign and symbols signifying and clearly indicating "Recycle Water" "Not fit for Drinking" must invariably be stamped/ fixed on outlets, Hydrants Valves both surface and subsurface, Covers and at all conspicuous places of recycle distribution system.
 - (viii) Detectable marker tapes of red color bearing words "Recycle Water" should be fixed at suitable interval on pipes.
 - (ix) Octagonal covers, red in color or painted red and words "Recycle Water - Not for Drinking" embossed on them should be used for recycled water.
 - (x) The firm will have to pay the proportionate cost of external development charges on gross acreage basis as and when determined by GMDA/ State Govt. charges will be modifiable as and when approved by GMDA/ State Govt. and will binding upon the firm.
 - (xi) Alternative source of electricity shall be provided by the firm for functioning of Water Supply, Sewerage, Storm Water Drainage System by providing Gen. set of required capacity.
 - (xii) All pipes, fixture fitting pumps, Gen. Set and filtration plants etc. shall be conforming to relevant IS specification and ISI marked.
 - (xiii) The responsibility of laying and maintaining (including quality, design etc.) of Internal Public Health Services shall be entirely of the owner/ supervising Architect/ Engineer of the scheme.
 - (xiv) Sizes and levels of public health services are tentative and shall be fixed in future as per the service plan estimates.
9. The owner will be fully responsibility for feasibility of connectivity of services with HSVP services at acceptable level / depth.
 10. That you shall use only LED (Light Emitting Diode) fitting for internal lighting as well as campus lighting and demolish the temporary room before applying for Occupation Certificate.
 11. The domestic water tank provided at terrace/ roof level shall always be filled from the over flow of fire compartment.
 12. The scrutiny of this drawing is done from public health point of view only and does not entitle the owner to make water, sewer & SWD connection in the HSVP laid pipelines without prior approval of competent authority.
 13. That you shall ensure that parking of vehicle is done within the area earmarked for parking in the approved Building Plans. Parking of any vehicle outside the premises / site will count to violation of order of Hon'ble High Court passed in CWP No. 17296 of 2011 titled as "Krishan Lal Gera Vs. State of Haryana and Others".
 14. The firm/owner shall ensure that C & D waste is transported in terms of the order to the designated site of concerned Department and due record in that behalf shall be maintained by the builders, transporters of Delhi-NCR.
 15. That you shall follow provisions of Section-46 of 'The Persons with Disabilities (Equal Opportunities, protection of Rights and full Participation) Act, 1995,' which includes construction of Ramps in public buildings, adaption of Toilets for wheel chair users, Braille symbols and Auditory signals in Elevators or Lifts and other relevant measures for Hospitals, Primary Health Centre and other Medical Care and Rehabilitation Units etc.
 16. That you shall deposit balance labour cess and administrative charges installments and submit receipt in this office.

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

DA/One set of Building Plan


Senior Town Planner-Cum,

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

1. The Director, Town & Country Planning, Haryana, Chandigarh.
2. The Commissioner, Municipal Corporation, Gurugram w.r.t order dated 21.04.2017 regarding condition for disposal of C&D waste and compliance of Fire NOC related matter as mentioned at para no. 8.
3. Superintending Engineer Infra-I, GMDA, Gurugram letter dated 06.12.2022 conveying approval from public health point of view.
4. District Town Planner (P), Gurugram w.r.t his office Memo No. 13066 dated 28.10.2022.
5. District Town Planner (E), Gurugram.
6. Regional Officers, Haryana Pollution Control Board, Vikas Sadan, Opposite new court Gurugram with the request that the compliance of the instructions issued by NGT shall be monitored and strict compliance to be ensured.
7. Fire Officer, Gurugram O/o Municipal Corporation, Gurugram.
8. Secretary, Haryana Building and Other Construction Workers Welfare Board Panchkula with intimation of payment etc.

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