

BR-III
(See Rule 44)
DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
SECTOR-18, CHANDIGARH.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851, E-mail: tcphry@gmail.com
Website www.tcpharyana.gov.in

Memo No ZP-397/JD(BS)/2011/ 18381

Date:- 9/12/11

To

M/s Siyona Construction Pvt. Ltd.
C/o M/s Uppal Housing Pvt. Ltd,
S-39A, Panchsheel Park,
New Delhi-110017.

Subject:- Approval of building plans of Block-A, B (2 Nos.), D, EWS, Community Building and Nursery School in Group Housing Scheme measuring 12.514 acres (Licence No. 38 of 2008 dated 02.03.2008) in Sector-78, Gurgaon Manesar Urban Complex being developed by M/s Siyona Construction Pvt. Ltd. in collaboration with M/s Uppal Housing Pvt. Ltd.

Reference your application dated 07.09.2011 and subsequent letter dated 10.10.2011 for permission to erect the buildings in Group Housing Scheme measuring 12.514 acres in Sector-78, Gurgaon Manesar Urban Complex, in accordance with the plans submitted with it.

Permission is hereby granted for the aforesaid construction subject to the provisions of the Punjab Scheduled Roads & Controlled Areas Restriction of Unregulated Development Act, 1963, its rules and the zoning plan framed thereunder alongwith special reference to following conditions:-

1. The plans are valid for a period of 2 years of the buildings less than 15.00 meters in height and 5 years for the multistoried buildings from the date of issuance of sanction, subject to validity of licenses granted for this scheme.
2. The structural responsibility of the construction shall be entirely of the owner/ supervising architect/ Engineer of the scheme.

Further that:-

- a) All material to be used for erection of building shall conform to I.S.I. and M.B.C. standards.
- b) No walls/ceiling shall be constructed of easily inflammable material and staircases shall be built of the fire resisting material as per standard specification.
- c) The roof slab of the basement external to the buildings if any shall be designed/ constructed to take the load of fire tender up to 45 tones.

3. FIRE SAFETY:

The colonizer firm 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.

Further, the colonizer firm shall also prepare and submit the plans in triplicate to Commissioner, Municipal Corporation, Gurgaon, clearly marked and indicating the complete fire protection arrangements and means of escape/ access for the proposed building with suitable legend and standard signs.

FOR UMANG REALTECH (P) LTD.

Rakesh
Authorised Signatory

On receipt of the above request the Commissioner, Municipal Corporation, Gurgaon after satisfying himself that the entire fire protection measures proposed for the above buildings are as per NBC and other Fire Safety Bye Laws, and would issue a NOC from Fire Safety and means of escape/access point of view. This clearance/ NOC from Fire Authority shall be submitted in this office alongwith a set of plans duly signed by the Commissioner, Municipal Corporation, Gurgaon 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, Gurgaon unless he is satisfied that adequate fire fighting measures have been installed by you and suitable external fire fighting infrastructure has been created at Gurgaon, by Municipal Corporation, Gurgaon. A clearance to this effect shall be obtained from the Commissioner, Municipal Corporation, Gurgaon before grant of occupation certificate by the Director General.

4. The provision of letter boxes for each dwelling unit shall be made at the ground floor of each building.
5. No addition and alteration in the building plans/ layout plan shall be made without the prior approval of DG, TCP. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DG, TCP shall be pre-requisite.
6. That you shall furnish the service plan/ estimate of this scheme in accordance with approved building plans within 60 days from the date of issue of this letter.
7. Based on the actual estimated cost of internal development of the group housing colony you shall furnish additional bank guarantee if required within 60 days of approval of the service plans.
8. The revenue Rasta if any passing through the site shall be kept unobstructed.
9. If any infringement of byelaws remains unnoticed, the department reserves the right to amend the plan as and when any such infringement comes to its notice after giving an opportunity of being heard and the department shall stand indemnified against any claim on this account.
10. The layout showing the electric installation shall have to be got approved from the Chief Electrical Inspector, Haryana before execution of work at site.
11. No person shall occupy or allow any other person to occupy any new building or part of the same for any purpose what so ever until such building or part thereof has been certified by the Director General 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.
12. Before grant of occupation certificate, you shall have to submit a notice of a completion of the building in form BR-IV alongwith BR-V regarding completion of works described in the plans and it shall be accompanied by:
 - (i) Structural stability certificate duly signed by the recognized Structural Engineer.
 - (ii) A clearance from Fire Safety point of view from the Commissioner, Municipal Corporation, Gurgaon.
13. The basements shall be used for parking and services as prescribed in the approved zoning plan and building plans. The parking lots proposed in the scheme shall be exclusively for the use of flat owners/residents of the group housing scheme. The parking lot shall not be leased out /transferred to any person who is not a flat owners /residents of the group

For UMANG REALTECH (P) LTD.

Rajesh
Authorised Signatory

housing complex. The parking lots shall form part of common areas along with other common uses, in the declaration to be filed under Apartment Ownership Act, 1983.

14. WATER SUPPLY:

- (i) The down take system shall be provided by you by providing clear water storage tank of not less than half day storage of water for domestic usage on top of the building block. The capacity of the tank as shown on the plan and down take system thereof is as under: -

Sr. No	Name of Building Block	Capacity of tank for Domestic uses (In Liters)	Up pipe (In MM)	Down pipe (In MM)
1.	Block-A (Dom)	1x9000	40mm	80/65/50/40/32/25/20 mm
	Flush	1x5000	32mm	65/50/40/32/25/20 mm
2.	Block-B (Dom)	2x14000	50mm	80/65/50/40/32/25/20 mm
	Flush	2x8000	40mm	65/50/40/32/25/20 mm
3.	Block-D (Dom)	1x7000	40mm	80/65/50/40/32/25/20 mm
	Flush	1x3000	32mm	65/50/40/32/25/20 mm
4.	EWS	1x13,000	50mm	80/65/50/40/32/25/20 mm
	Flushing	1x7000	40mm	65/50/40/32/25/20 mm
5.	Community Building	Water will be fed from nearest Block-B		
6.	Nursery School	1x2000	25mm	25/20mm
6.	Swimming Pool	1x30,000		
	UGT (Dom)	5,50,000		

- (ii) Inlet pipes from down take to toilet shall be 25/20/15 mm dia as shown on the plans and connection to each individual fixture shall be 15 mm dia.
- (iii) The adequate booster pumps to boost the water in the water tanks with 100% standby arrangement shall also be provided by you. It is made clear that you shall be sole responsible for boosting arrangement all the time.
- (iv) The alternative arrangement of power supply, such as Gen. Set etc. of suitable capacity shall also be provided by you during failure of electricity.

15. SEWERAGE:

- (i) All external sewerage lines should not be less than 200 mm. dia Pipes.
- (ii) All soil pipe connection W.C. to soil stack / manhole shall be 100 mm dia as shown on the plans.
- (iii) Waste water stack shall be 100/75 mm dia as shown on the plans and soil stack shall be 100 mm dia.
- (iv) All W.C. shall be provided with high / low level flushing cistern. The capacity of flushing cistern shall be of 8 Ltrs.
- (v) All F.T. shall be 75 mm dia.
- (vi) All pipes from waste water stack to I.C. and I.C. to manhole shall be 100 mm dia as shown on the plans.
- (vii) Suitable approach/ ventilation arrangement shall be provided by you by providing inspection window/ duct etc. for repairing of piping system.

16.

- (i) You have provided single level basement under Block-A and B only for services and parking only. For draining out the wash water/ rain water accumulated in

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 [Signature]
 Authorized Signatory

the lower basement shall be collected through covered channel of 300 mm wide to the sumps at different placed and from where the pumping has been proposed by you by providing pumps of 350 LPM capacity at 7.00 meters head. Thus, it is made clear to you that you shall be sole responsible for pumping out of rain water/ wash water etc. all the time and 100% standby pumps alternate power supply arrangement shall also be provided by you during the failure of electricity/ breakdown.

- (ii) All external storm water drainage shall be provided suitably so as to disposal of rainwater in to the existing system of the colony.
- (iii) All rainwater stack pipe shall be 100/150 mm dia pipes as shown on the plans.
- (iv) It is made clear to you that roof top rain harvesting system shall be provided by you and shall be kept operational all the time.

17. GENERAL: -

- (i) You shall provide alternative source of electricity for functioning of water supply, sewerage and storm water drainage scheme by providing Gen. set of required capacity.
- (ii) All pipes, fixtures, fitting, pumps, Gen. set and filtration plan etc. shall be conforming to relevant IS specification and ISI marked.
- (iii) You shall provide the minimum open able aperture of 1/8th of the floor area of the habitable room and in case of kitchen the area of opening shall be increased by 25%.
- (iv) The community centre shall be included by you as a part of the common areas of the group housing colony while filing the declaration under the Apartment Ownership Act and such community centre shall be for the exclusive use of residents of this group housing colony only.
- (v) That the colonizer shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.09.2006 Issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
- (vi) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- (vii) That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational in the each building block before applying for an occupation certificate.
- (viii) That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
- (ix) That you shall submit the soft copy of the approved building plans of this scheme within one week to this office from the issuance of this letter.
- (x) That you shall deposit the labour cess in future, time to time as per construction of work done at site.

For UMANG REALTECH (P) LTD. that if any, site for Electric Sub Station is required same will be provided by you in the group housing colony.

Rakesh
Authorised Signatory

- (ii) The replacement water shall be disposed off by you by using the same for watering of landscaped area in their colony or the same is disposed off into the rain water harvesting system.
- (xiii) Recycled water is proposed to be utilized for flushing purpose. The firm has made provision of separate flushing line, storage tank, metering system, pumping system and plumbing. It is clarified to you 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.
- (xiv) No cross connection between recycled water system and potable water system shall be made.
- (xv) All plumbing pipes fittings, valves will be of red colour or painted red. In case of embedded pipes Marker taps of Red Colour at suitable intervals shall be fixed. The underground and over head tanks should have. Recycle water not fit for drinking and other warning signs embossed/marked on them.
- (xvi) Recycled water pipes and potable water pipes will be fixed in separate chases and a minimum horizontal distance of 6" (150mm) will be mentioned between them. In case of cross suitably coloured/taped sleeve shall be used.
- (xvii) Alternative source of electricity shall be provided by you for functioning of water supply, sewerage, SWD, Scheme by providing Gen. set of required capacity.
- (xviii) The colonizer/firm will provide appropriate pipes (both up and down) for solar water heating system.
- (xix) The replacement water shall be disposed off by the coloniser by using the same for watering of landscaped area in their colony or the same may be disposed off into the rain water harvesting system.
- (xx) Proper filtration plant shall be provided by the colonizer for filtration & recycling of the water of the swimming pools only small quantity of water shall be used for replacement of water in the swimming pool.
- (xxi) The swimming pools shall not be connected with the storm water drain for the disposal of replacement of water.
- (xxii) That no separate zoning plan is approved for community sites earmarked within a Group Housing Colony. The community buildings shall be constructed within a period of three years. The time period of three years for construction of community sites shall start from the issuance of this sanction letter. In case of failure to construct within such three year period, the Government may take over the community site in accordance with the provisions of Section 3(3)(a)(iv) of the Act No. 8 of 1975.
- (xxiii) That the owner shall construct the EWS flats within 2 years and give the advertisement in the newspapers for inviting the application for EWS flats in their Group Housing Colony within 12 months from the issuance of this sanction letter.
- (xxiv) a. invite objections from the existing allottees regarding the said amendment in the building plans through an advertisement to be

FOR UMANG REALTECH (P) LTD.

Authorized Signatory
Parvish

issued in at least three of the following daily newspapers Times of India, Hindustan times, Indian Express, The Tribune, (English) Danik Jagran, Danik Bhaskar and Hindustan (Hindi) having wide circulation, within a period of 10 days from the issuance of approval

- b. The allottees may be granted 30 days time to file their objections in the office of District Town Planner (Planning) Gurgaon. During this 30 days period the original building plans as well as the amended building plans shall be available in the office of the colonizer as well as in the office of District Town Planner (Planning) Gurgaon for reference of the general public.
- c. The objections received, if any, shall be examined by the office of District Town Planner, Gurgaon and report shall be forwarded to DG, TCP, Haryana, through the STP, Gurgaon. After giving an opportunity to the colonizer to explain its position in the matter, the DG, TCP, Haryana, within a period of 90 days from the issuance of the advertisement, may decide to make amendments in the building plans, which shall be binding upon you.

(xxv) That you shall not give the advertisement for booking/sale of flats and shall not book any flat till the date upto which objection can be filed by existing allottees or till the decision on objections received, if any, by the office of DTP, Gurgaon.

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

DA/One set of Building Plans

(P. P. Singh)
District Town Planner (HQ),
Member Secretary,
For: Chief Town Planner, Haryana-cum- Chairman,
Building Plan Approval Committee

Endst. No: ZP.397/JD(BS)/2011/ _____

Date: _____

A copy is forwarded to the following for information: -

1. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
2. Commissioner, Municipal Corporation, Gurgaon.
3. Senior Town Planner, Gurgaon.
4. Superintending Engineer (HQ) HUDA
5. Distt. Town Planner, Gurgaon, alongwith one set of building plans. Theses building plans should be made available for general viewing in your office. Any objections received within 30 days of publication of notice may be intimated to this office.
6. Distt. Town Planner (Enf.), Gurgaon.

Encl: as above

For UMANG REALTECH (P) LTD.

Rajesh
Authorised Signatory

(P. P. Singh)
District Town Planner (HQ),
Member Secretary,
For: Chief Town Planner, Haryana-cum- Chairman,
Building Plan Approval Committee.

BR-III
(See Rule 44)

From

The Director,
Town and Country Planning,
Haryana, Chandigarh.

To

M/s Siyona Construction Pvt. Ltd,
C/o Uppal Housing Ltd,
Plaza, M-6, 1st Floor, District Centre Jasola
New Delhi-110025.

Memo No. 12439

Dated: - 27-12-08

Subject: - Approval of Building Plans of Group Housing Colony measuring 12.514 acres (Licence no. 38 of 2008 dated 2.3.2008) in Sector-78 Gurgaon Manesar Urban Complex being developed by M/s Uppal Housing Pvt. Ltd. .

Reference your application dated 17.7.2008 for permission to erect buildings in Group Housing Scheme measuring 12.514 acres in Sector-78 Gurgaon in accordance with the plans submitted with it.

Permission is hereby granted for the aforesaid construction subject to the provisions of the Punjab Scheduled Roads & Controlled Areas Restriction of Unregulated Development Act, 1963, its rules and the zoning plan framed thereunder alongwith special reference to the following conditions: -

1. The plans are valid for a period of 2 years of the buildings less than 15.00 meters in height and 5 years for the multistoreyed buildings from the date of issuance of sanction, subject to validity of licences granted for this scheme.
2. The structural responsibility of the construction shall be entirely of the owner/supervising architect/ Engineer of the scheme.

Further that: -

- (a) A certificate from a recognized Structural Engineer shall be submitted to the department within 60 days of issuance of this letter that the structural design of the building is designed as per the provisions of NBC and relevant I.S. Code for all seismic load, all dead and live loads, wind pressure and structure safety from earth quake of the intensity expected under zone-IV.
- (b) All material to be used for erection of building shall conform to I.S.I. and N.B.C. standards.
- (c) No walls/ceiling shall be constructed of easily inflammable material and stair cases shall be built of the fire resisting material as per standard specification.
- (d) The roof slab of the basement external to the buildings if any shall be designed/ constructed to take the load of fire tender up to 45 tones.

3. FIRE SAFETY:

The colonizer firm 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.

For UMANG REAL ESTATE PRIVATE LIMITED

Rakesh
Authorized Signatory

Further, the colonizer firm shall also prepare and submit the plans in triplicate to Executive Officer, Municipal Council, Gurgaon, clearly marked and indicating the complete fire protection arrangements and means of escape/ access for the proposed building with suitable legend and standard signs.

On receipt of the above request the Executive Officer, Municipal Council, Gurgaon after satisfying himself that the entire fire protection measures proposed for the above buildings are as per NBC and other Fire Safety Bye Laws, forward the same to the Director, Urban Local Bodies, Haryana, who would issue a NOC from Fire Safety and means of escape/access point of view. This clearance/ NOC from Fire Authority shall be submitted in this office alongwith a set of plans duly signed by the Executive Officer, Municipal Council, Gurgaon and countersigned by the Director, Urban Local Bodies, Haryana 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 the Director unless he is satisfied that adequate fire fighting measures have been installed by you and suitable external fire fighting infrastructure has been created at Gurgaon, by Urban Local Bodies, Department Haryana. A clearance to this effect shall be obtained from the Director, Urban Local Bodies, Haryana before grant of occupation certificate by the Director.

- 4- The provision of letter boxes for each dwelling unit shall be made at the ground floor of each building.
5. No addition and alteration in the building plans/ layout plan shall be made without the prior approval of DTCP. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DTCP shall be pre-requisite.
6. That you shall furnish the service plan estimate of this scheme in accordance with approved building plans within 60 days from the date of issue of this letter.
7. Based on the actual estimated cost of internal development of the group housing colony you shall furnish additional bank guarantee if required within 60 days of approval of the service plans.
8. The revenue rasta if any passing through the site shall be kept unobstructed.
9. If any infringement of 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.
10. The layout showing the electric installation shall have to be got approved from the Electrical Inspector, Haryana before execution of work at site.
11. No person shall occupy or allow any other person to occupy any new 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.
12. Before grant of occupation certificate, you shall have to submit a notice of completion of the building in form BR-IV alongwith BR-V regarding completion of works described in the plans and it shall be accompanied by:

For UMANG REALTECH (P) LTD.

Daksh
Authorised Signatory

- (xi) That you shall submit the soft copy of the approved building plans of this scheme within one week to this office from the issuance of this letter.

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

DA/One set of Building Plans

H. Sharma
District Town Planner (HQ) HS,
Member Secretary,
For: Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee.

Endst. No:

HS
dated

A copy is forwarded to the following for information: -

- 1- Director, Urban Local Bodies, Haryana, Chandigarh.
- 2- Joint Director, Environment Haryana-Cum-Secretary, SEAC, SCO No. 1-3, Sector-17D Chandigarh.
- 3- Senior Town Planner, Gurgaon.
- 4- SuperIntending Engineer (HQ) HUDA, Panchkula.
- 5- Distt. Town Planner, Gurgaon alongwith one set of building plans.
- 6- Distt. Town Planner (Enf.), Gurgaon with a direction to ensure the condition 17(v) and (ix) is complied with.

Encl: as above

District Town Planner (HQ) HS,
Member Secretary,
For: Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee.

For UMANG REALTECH (P) LTD.
Rakesh
Authorised Signatory

	TOILET SIZE	No.OF TOILETS
1	1725x2250	48
2	1525x2250	48
3	1725x2465	96
4	1600x2465	96
5	1850x2440	48
6	1725x2450	48
7	1790x2310	88
8	1790x2385	726
9	1825x2550	354
10	1675x1805/1075x1300	88
		1640
	SERVANT TOILET	
1	1000x1350-SERVANT	88
	TOTAL	1728

For UMANG REALTECH (P) LTD.
Daksh
 Authorised Signatory