

Directorate of Urban Local Bodies
Bays 11-14, Sector 4, Panchkula Urban Estate, Haryana 134112
Tel- 0172-2570020 ; Email - dulb@hry.nic.in

FORM OF SANCTION UNDER SELF CERTIFICATION

From

SCHNA MUNICIPAL COUNCIL

To

MV BUILDCON PVT. LTD. Thro its Authorized sign. (50,Near Tehsil Office Sohna Ward no-6 , Sohna , Gurgaon , Haryana,5,Near Tehsil Office Sohna Ward no-6 , Sohna , ,Near Tehsil Office Sohna Ward no-6 , Sohna , Gurgaon , Haryana, Gurgaon , Haryana,122103,Gurgaon)

Application Number - **HOBPAS-58288/22-23**

Date- **16/01/2023**

Site Detail/ address: **Plot No - 161 , PlotArea - 122.29, KillaNo - N/A, StreetNo - Affordable Residential Plotted Housing Town Planning Scheme (Under DDJY Policy -2016) Baluda Road , Sohna , Gurugram, Haryana. , LandMark - Affordable Residential Piloted Housing Town Planning Scheme (Under DDJY Policy -2016) Baluda Road , Sohna , Gurugram, Haryana. , City - Baluda Road , Sohna , Gurugram, Haryana, District - Gurugram, Haryana, Pincode - 122103**

Subject - Confirmation of submission of building plan under self certification in respect of Plot No - 161 , PlotArea - 122.29, KillaNo - N/A, StreetNo - Affordable Residential Plotted Housing Town Planning Scheme (Under DDJY Policy -2016) Baluda Road , Sohna , Gurugram, Haryana. , LandMark - Affordable Residential Piloted Housing Town Planning Scheme (Under DDJY Policy -2016) Baluda Road , Sohna , Gurugram, Haryana. , City - Baluda Road , Sohna , Gurugram, Haryana, District - Gurugram, Haryana, Pincode - 122103 with Application ID HOBPAS-58288/22-23 dated : 10/01/2023

1. It is to inform that the above referred building plan application received under subject matter on the Haryana Online Building Plan Approval (HOBPAS) has been checked for setbacks, height, FAR, ground coverage, room areas and height in accordance with provisions of the Haryana Building Code 2017 and found correct.
2. It is further to inform that this self-certificate has been issued subject to following verifications and confirmation by concern:
 - a. Ownership documents.
 - b. Site parameters.
 - c. Applicability of other laws such as the Haryana Development and Regulation of Urban Areas Act, 1975, the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1953 and other applicable Acts.
 - d. No Dues w.r.t pending fees/ charges like property tax or development charge, labour cess.
 - e. if any objection is raised by Fire department or Public Health Services department within 7 days of the grant of approval.
3. In case of any discrepancies found in reference to conditions stated in 2 above, the self-certificate will be deemed null and void and action with respect to cancellation of registration of the professional will be initiated.
4. The self-certificate is hereby issued with respect to following:
 - a. The self-certificate will be valid for 2 years only i.e. upto 16/01/2025, within which the applicant is required to complete construction and apply for Occupation Certificate. In case of non-completion of building within 2 years time period, the applicant shall get its building plan revalidated before expiry of validity.
 - b. The applicant shall self certify that that the construction of building upto Damp Proof Course (DPC) level is as per sanctioned plan, on HOBPAS.
 - c. The applicant shall comply with the other provisions of the Haryana Building Code.

- d. The structural responsibility of the construction shall be entirely of the owner/ supervising architect/ engineers of the Scheme.
5. In case of withdrawal of professional services in respect of subject cited plot, the same must be reflected in the HOBPAS dashboard immediately along with reasons thereof.
 6. The applicant shall comply with provisions or measures directed under various notifications/ orders/ policies/ rules by HUDA, HAREDA, PHED, Fire Department, Labour Department, Pollution Control Board, Environment Department, etc.

Disclaimer:

- Any ambiguity w.r.t. building plans will not be admissible in the civil courts, as the HOBPAS is operating at state level as a centralized system.
- Approval of Building Plans will never be admissible as the proof of ownership by the applicant.
- The building plan approved under self certification will be a provisional approval by the MC and it will be deemed to be approved only after obtaining the Occupancy Certificate with the prescribed time period (as mentioned in the latest Haryana Building Code) after the approval of building plan.
- The applicant is not allowed to sell plot before obtaining on the basis of approved building plan. It can only be done after obtaining the occupancy certificate. If done otherwise, the building plan is deemed to be revoked. The registration authority shall ensure before executing registry of plot that the applicant has obtained building plan approval and occupancy certificate from the concerned MC.
- This confirmation is based upon the information provided by the architect and plot owner.



****This is a computer generated statement and does not require a signature**

BRS III

(See Rule 44 of act 1963)

Vakul Mittal, Architect. CA/2010/50178
VMA Architects, 1023, JMD Megapolis, Sector 48, Gurugram, 122001

To

MV BUILDCON PVT. LTD. Thru its Authorized sign. (60, Near Tehsil Office Sohna Ward no-6, Sohna, Gurgaon, Haryana, 122103)

Memo No. **VMA/ULBSOHNA/23-001**

Dated: 29-01-2023

Sub: **Approval of Building Plans of Plot No. 161, Affordable Residential Plotted Housing Town Planning Scheme (Under DDJY Policy -2016), Precore City, Baluda Road, Sohna, Gurugram, Hr.**

Ref: Application No.

Dated:

PROCEDURE OF APPROVAL OF BUILDING PLANS
(under self certification policy implemented from 01-11-2011)

1. That you will abide by the Haryana Building Code 2017.
2. If plot falls in unlicensed area shall be treated as cancelled.
3. That plan is being approved without prejudice to the status of licences of the colony.
4. You will get the setbacks of your building(s) checked at plinth level and obtain a certificate from this office before proceeding with the super structure.
5. That you will get occupation certificate from competent authority before occupying the above building.
6. That you will provide rain water harvesting system as per direction of Authority.
7. The responsibility of the structure design, the structural stability and the structure safety against the earthquake of the building block shall be solely of the Structure Engineer/ Owner.
8. Subject to the condition that basement setback shall be minimum by 8'-0" from the common wall in the event the adjoining plot is built up without basement adjoining the common wall.
9. That you will not propose building into any use other than residential purposes otherwise this approval shall be automatically cancelled and appropriate action as per rule will be initiated.

One copy of the sanctioned plan is enclosed herewith for your further necessary action.

VAKUL MITTAL
CA No. CA/2010/50178
1023, 10th Floor, JMD Megapolis
Sector-48, Gurgaon-122001
Ph: 0124-4970134

Architect

Endsr No. _____

Dated: _____

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

1. Owner

Architect

Directorate of Urban Local Bodies

Bays 11-14, Sector 4, Panchkula Urban Estate, Haryana 134112

Tel- 0172-2570020 ; Email - durbhy@hry.nic.in

FORM OF SANCTION UNDER SELF CERTIFICATION

From

SOHNA MUNICIPAL COUNCIL

To

URMILA KUMARI IN COLLABORATION WITH M/S TERRA INFRACON PRIVATE LIMITED THROUGH ITS AUTHORIZED SIGNATORY MR. DISHANT SANDUJA (Registered Office At B-52AB,2nd Floor , Kalkaji, New Delhi,N/A,2nd Floor , Kalkaji, New Delhi,2nd Floor , Kalkaji, New Delhi,Kalkaji, New Delhi,110019,Kalkaji, New Delhi)

Application Number - **ULB-655/23-24**

Date- **18/07/2023**

Site Detail/ address: **Plot No - 162, PlotArea - 121.38, KillaNo - N/A, StreetNo - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda road, Sohna Gurugram Haryana, LandMark - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda road, Sohna Gurugram Haryana, City - Sector-7 Baluda road, Sohna Gurugram Haryana, District - Sohna Gurugram Haryana, Pincode - 122103**

Subject - Confirmation of submission of building plan under self certification in respect of Plot No - 162, PlotArea - 121.38, KillaNo - N/A, StreetNo - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda road, Sohna Gurugram Haryana, LandMark - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda road, Sohna Gurugram Haryana, City - Sector-7 Baluda road, Sohna Gurugram Haryana, District - Sohna Gurugram Haryana, Pincode - 122103 with Application ID ULB-655/23-24 dated - 18/07/2023

1. It is to inform that the above referred building plan application received under subject matter on the Haryana Online Building Plan Approval (HOBPAS) has been checked for setbacks, height, FAR, ground coverage, room areas and height in accordance with provisions of the Haryana Building Code 2017 and found correct.
2. It is further to inform that this self-certificate has been issued subject to following verifications and confirmation by concern:
 - a. Ownership documents.
 - b. Site parameters.
 - c. Applicability of other laws such as the Haryana Development and Regulation of Urban Areas Act, 1975, the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and other applicable Acts.
 - d. No Dues w.r.t pending fees/ charges like property tax or development charge, labour cess.
 - e. If any objection is raised by Fire department or Public Health Services department within 7 days of the grant of approval.
3. In case of any discrepancies found in reference to conditions stated in 2 above, the self-certificate will be deemed null and void and action with respect to cancellation of registration of the professional will be initiated.
4. The self-certificate is hereby issued with respect to following:
 - a. The self-certificate will be valid for 2 years only i.e. upto 18/07/2025, within which the applicant is required to complete construction and apply for Occupation Certificate. In case of non-completion of building within 2 years time period, the applicant shall get its building plan revalidated before expiry of validity.
 - b. The applicant shall self certify that that the construction of building upto Damp Proof Course (DPC) level is as per sanctioned plan, on HOBPAS.
 - c. The applicant shall comply with the other provisions of the Haryana Building Code.

- d. The structural responsibility of the construction shall be entirely of the owner/ supervising architect/ engineers of the Scheme.
5. In case of withdrawal of professional services in respect of subject cited plot, the same must be reflected in the HOBPAS dashboard immediately along with reasons thereof.
6. The applicant shall comply with provisions or measures directed under various notifications/ orders/ policies/ rules by HUDA, HAREDA, PHED, Fire Department, Labour Department, Pollution Control Board, Environment Department, etc.

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- The applicant is not allowed to sell plot before obtaining on the basis of approved building plan. It can only be done after obtaining the occupancy certificate. If done otherwise, the building plan is deemed to be revoked. The registration authority shall ensure before executing registry of plot that the applicant has obtained building plan approval and occupancy certificate from the concerned MC.
- This confirmation is based upon the information provided by the architect and plot owner.



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BRS III

(See Rule 44 of act 1963)

Vakul Mittal Architect. CA/2010/50178
VMA Architects. 1023. JMD Megapolis. Sector 48. Gurugram. 122001

To

URMILA KUMARI IN COLLABORATION WITH M/S TERRA INFRACON PRIVATE LIMITED THRU ITS AUTHORIZED SIGNATORY MR. DISHANT SANDUJA (Registered Office B-52AB, 2nd Floor, Kalkaji, New Delhi 110019)

Memo No. **VMA/ULBSOHNA/23-006**

Dated: 30-07-2023

Sub: Approval of Building Plans of Plot No. 162, Affordable Residential Plotted Housing Town Planning Scheme (Under DDJY Policy -2016), Precore City, Baluda Road, Sohna, Gurugram, Hr.

Ref: Application No.

Dated:

PROCEDURE OF APPROVAL OF BUILDING PLANS
(under self certification policy implemented from 01-11-2011)

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6. That you will provide rain water harvesting system as per direction of Authority.
7. The responsibility of the structure design, the structural stability and the structure safety against the earthquake of the building block shall be solely of the Structure Engineer/ Owner.
8. Subject to the condition that basement setback shall be minimum by 8'-0" from the common wall in the event the adjoining plot is built up without basement adjoining the common wall.
9. That you will not propose building into any use other than residential purposes otherwise this approval shall be automatically cancelled and appropriate action as per rule will be initiated.

One copy of the sanctioned plan is enclosed herewith for your further necessary action.

MR. VAKUL MITTAL
CA No. CA/2010/50178
10th Floor, JMD Megapolis
Gurugram-122001

Architect

Endsr No. _____

Dated: _____

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

1. Owner

Architect

Directorate of Urban Local Bodies
Bays 11-14, Sector 4, Panchkula Urban Estate, Haryana 134112
Tel- 0172-2570020 ; Email - dulbhry@hry.nic.in

FORM OF SANCTION UNDER SELF CERTIFICATION

From

SOHNA MUNICIPAL COUNCIL

To

Gaytri Devi In Collaboration With M/S Terra Infracon Private Limited Through Its Authorized Signatory Mr. Dishant Sanduja (Registered Office At B-52AB, 2nd Floor, Kalkaji, New Delhi, N/A, 2nd Floor, Kalkaji, New Delhi, 2nd Floor, Kalkaji, New Delhi, Kalkaji, New Delhi, 110019, Kalkaji, New Delhi)

Application Number - **ULB-656/23-24**

Date- **18/07/2023**

Site Detail/ address: **Plot No - 163, PlotArea - 121.38, KillaNo - N/A, StreetNo - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda road, Sohna Gurugram Haryana, LandMark - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda road, Sohna Gurugram Haryana, City - Sector-7 Baluda road, Sohna Gurugram Haryana, District - Sohna Gurugram Haryana, Pincode - 122103**

Subject - Confirmation of submission of building plan under self certification in respect of Plot No - 163, PlotArea - 121.38, KillaNo - N/A, StreetNo - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda road, Sohna Gurugram Haryana, LandMark - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda road, Sohna Gurugram Haryana, City - Sector-7 Baluda road, Sohna Gurugram Haryana, District - Sohna Gurugram Haryana, Pincode - 122103 with Application ID ULB-656/23-24 dated 18/07/2023

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 - a. Ownership documents.
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 - d. No Dues w.r.t pending fees/ charges like property tax or development charge, labour cess.
 - e. if any objection is raised by Fire department or Public Health Services department within 7 days of the grant of approval.
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- This confirmation is based upon the information provided by the architect and plot owner.



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BRS III

(See Rule 44 of act 1963)

Vakul Mittal, Architect, CA/2010/50178
VMA Architects, 1023, JMD Megapolis, Sector 48, Gurugram, 122001

To

GAYTRI DEVI IN COLLABORATION WITH M/S TERRA INFRACON PRIVATE LIMITED THRU ITS AUTHORIZED SIGNATORY MR. DISHANT SANDUJA (Registered Office B-52AB, 2nd Floor, Kalkaji, New Delhi 110019)

Memo No. **VMA/ULBSOHNA/23-007**

Dated: 30-07-2023

Sub: **Approval of Building Plans of Plot No. 163, Affordable Residential Plotted Housing Town Planning Scheme (Under DDJY Policy -2016), Precore City, Baluda Road, Sohna, Gurugram, Hr.**

Ref: Application No.

Dated:

PROCEDURE OF APPROVAL OF BUILDING PLANS
(under self certification policy implemented from 01-11-2011)

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 7. The responsibility of the structure design, the structural stability and the structure safety against the earthquake of the building block shall be solely of the Structure Engineer/ Owner.
 8. Subject to the condition that basement setback shall be minimum by 8'-0" from the common wall in the event the adjoining plot is built up without basement adjoining the common wall.
 9. That you will not propose building into any use other than residential purposes otherwise this approval shall be automatically cancelled and appropriate action as per rule will be initiated.
- One copy of the sanctioned plan is enclosed herewith for your further necessary action.

VAKUL MITTAL
COA No. CA/2010/50178
1023, 10th Floor, JMD Megapolis
Sector-48, Gurgaon-122001
Ph: 0124-4978494

Architect

Endsr No: _____

Dated: _____

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

1. Owner

Architect

Directorate of Urban Local Bodies

Bays 11-14, Sector 4, Panchkula Urban Estate, Haryana 134112
Tel- 0172-2570020 ; Email - dulibhy@hry.nic.in

FORM OF SANCTION UNDER SELF CERTIFICATION

From

SOHNA MUNICIPAL COUNCIL

To

Gaytri Devi In Collaboration With M/S Terra Infracon Private Limited Through Its Authorized Signatory Mr. Dishant Sanduj (Registered Office At D-52AB,,2nd Floor , Kalkaji, New Delhi,N/A,2nd Floor , Kalkaji, New Delhi,2nd Floor , Kalkaji, New Delhi,Kalkaji, New Delhi,110019,Kalkaji, New Delhi)

Application Number - ULB-657/23-24

Date- 18/07/2023

Site Detail/ address: Plot No - 164, PlotArea - 121.38, KillaNo - N/A, StreetNo - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda Road , Sohna Gurugram Haryana., LandMark - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda Road , Sohna Gurugram Haryana., City - Sector-7 Baluda Road , Sohna Gurugram Haryana., District - Sohna Gurugram Haryana., Pincode - 122103

Subject – Confirmation of submission of building plan under self certification in respect of Plot No - 164, PlotArea - 121.38, KillaNo - N/A, StreetNo - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda Road , Sohna Gurugram Haryana., LandMark - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda Road , Sohna Gurugram Haryana., City - Sector-7 Baluda Road , Sohna Gurugram Haryana., District - Sohna Gurugram Haryana., Pincode - 122103 with Application ID ULB-657/23-24 dated : 18/07/2023

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 - c. Applicability of other laws such as the Haryana Development and Regulation of Urban Areas Act, 1975, the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and other applicable Acts.
 - d. No Dues w.r.t pending fees/ charges like property tax or development charge, labour cess.
 - e. If any objection is raised by Fire department or Public Health Services department within 7 days of the grant of approval.
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Vakul Mittal, Architect. CA/2010/50178
VMA Architects, 1023, JMD Megapolis, Sector 48, Gurugram, 122001

To

GAYTRI DEVI IN COLLABORATION WITH M/S TERRA INFRACON PRIVATE LIMITED THRU ITS AUTHORIZED SIGNATORY MR. DISHANT SANDUJA (Registered Office B-52AB, 2nd Floor, Kalkaji, New Delhi 110019)

Memo No. **VMA/ULBSOHNA/23-008**

Dated: 30-07-2023

Sub: **Approval of Building Plans of Plot No. 164, Affordable Residential Plotted Housing Town Planning Scheme (Under DDJY Policy -2016), Precore City, Baluda Road, Sohna, Gurugram, Hr.**

Ref: Application No.

Dated:

PROCEDURE OF APPROVAL OF BUILDING PLANS
(under self certification policy implemented from 01-11-2011)

1. That you will abide by the Haryana Building Code 2017.
 2. If plot falls in unlicensed area shall be treated as cancelled.
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AR. VAKUL MITTAL
CA No. CA/2010/50178
1023, 10th Floor, JMD Megapolis
Sector-48, Gurugram-122001
Phs 0124-4973034

Architect

Endsr No. _____

Dated: _____

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1. Owner

Architect

Directorate of Urban Local Bodies

Bays 11-14, Sector 4, Panchkula Urban Estate, Haryana 134112
Tel- 0172-2570020 ; Email - dulbhry@hry.nic.in

FORM OF SANCTION UNDER SELF CERTIFICATION

From

SOHNA MUNICIPAL COUNCIL

To

Sh. Vijay Kumar in Collaboration with M/S Terra Infracon Private Limited through its Authorized Signatory Mr. Dishant Sanduja (Registered Office At B-52AB,,2nd Floor , Kalkaji, New Delhi,N/A,2nd Floor , Kalkaji, New Delhi,2nd Floor , Kalkaji, New Delhi, Kalkaji, New Delhi,110019, Kalkaji, New Delhi)

Application Number - **ULB-658/23-24**

Date- **18/07/2023**

Site Detail/ address: **Plot No - 165, PlotArea - 121.38, KillaNo - N/A, StreetNo - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda Road , Sohna Gurugram Haryana, LandMark - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda Road , Sohna Gurugram Haryana, City - Sector-7 Baluda Road , Sohna Gurugram Haryana, District - Sohna Gurugram Haryana, Pincode - 122103**

Subject - Confirmation of submission of building plan under self certification in respect of Plot No - 165, PlotArea - 121.38, KillaNo - N/A, StreetNo - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda Road , Sohna Gurugram Haryana, LandMark - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda Road , Sohna Gurugram Haryana, City - Sector-7 Baluda Road , Sohna Gurugram Haryana, District - Sohna Gurugram Haryana, Pincode - 122103 with Application ID ULB-658/23-24 dated : 18/07/2023

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 - e. If any objection is raised by Fire department or Public Health Services department within 7 days of the grant of approval.
3. In case of any discrepancies found in reference to conditions stated in 2 above, the self-certificate will be deemed null and void and action with respect to cancellation of registration of the professional will be initiated.
4. The self-certificate is hereby issued with respect to following:
 - a. The self-certificate will be valid for 2 years only i.e. upto 18/07/2025 , within which the applicant is required to complete construction and apply for Occupation Certificate. In case of non-completion of building within 2 years time period, the applicant shall get its building plan revalidated before expiry of validity.
 - b. The applicant shall self certify that that the construction of building upto Damp Proof Course (DPC) level is as per sanctioned plan, on HOBPAS.
 - c. The applicant shall comply with the other provisions of the Haryana Building Code.
 - d. The structural responsibility of the construction shall be entirely of the owner/ supervising architect/ engineers of the Scheme.

5. In case of withdrawal of professional services in respect of subject cited plot, the same must be reflected in the HOBPAS dashboard immediately along with reasons thereof.
6. The applicant shall comply with provisions or measures directed under various notifications/ orders/ policies/ rules by HUDA, HAREDA, PHED, Fire Department, Labour Department, Pollution Control Board, Environment Department, etc.

Disclaimer:

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- Approval of Building Plans will never be admissible as the proof of ownership by the applicant.
- The building plan approved under self certification will be a provisional approval by the MC and it will be deemed to be approved only after obtaining the Occupancy Certificate with the prescribed time period (as mentioned in the latest Haryana Building Code) after the approval of building plan.
- The applicant is not allowed to sell plot before obtaining on the basis of approved building plan. It can only be done after obtaining the occupancy certificate. If done otherwise, the building plan is deemed to be revoked. The registration authority shall ensure before executing registry of plot that the applicant has obtained building plan approval and occupancy certificate from the concerned MC.
- This confirmation is based upon the information provided by the architect and plot owner.



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BRS III

(See Rule 44 of act 1963)

Vakul Mittal, Architect. CA/2010/50178
VMA Architects, 1023, JMD Megapolis, Sector 48, Gurugram, 122001

To

VIJAY KUMAR IN COLLABORATION WITH M/S TERRA INFRACON PRIVATE LIMITED THRU ITS AUTHORIZED SIGNATORY MR. DISHANT SANDUJA (Registered Office B-52AB, 2nd Floor, Kalkaji, New Delhi 110019)

Memo No. **VMA/ULBSOHNA/23-009**

Dated: 30-07-2023

Sub: **Approval of Building Plans of Plot No. 165, Affordable Residential Plotted Housing Town Planning Scheme (Under DDJY Policy -2016), Precore City, Baluda Road, Sohna, Gurugram, Hr.**

Ref: Application No.

Dated:

PROCEDURE OF APPROVAL OF BUILDING PLANS

(under self certification policy implemented from 01-11-2011)

1. That you will abide by the Haryana Building Code 2017.
 2. If plot falls in unlicensed area shall be treated as cancelled.
 3. That plan is being approved without prejudice to the status of licences of the colony.
 4. You will get the setbacks of your building(s) checked at plinth level and obtain a certificate from this office before proceeding with the super structure.
 5. That you will get occupation certificate from competent authority before occupying the above building.
 6. That you will provide rain water harvesting system as per direction of Authority.
 7. The responsibility of the structure design, the structural stability and the structure safety against the earthquake of the building block shall be solely of the Structure Engineer/ Owner.
 8. Subject to the condition that basement setback shall be minimum by 8'-0" from the common wall in the event the adjoining plot is built up without basement adjoining the common wall.
 9. That you will not propose building into any use other than residential purposes otherwise this approval shall be automatically cancelled and appropriate action as per rule will be initiated.
- One copy of the sanctioned plan is enclosed herewith for your further necessary action.

AR. VAKUL MITTAL
CA No. CA/2010/50178
1023, 10th Floor, JMD Megapolis
Sector-48, Gurugram-122001
Ph: 0124-4976484

Architect

Endsr No. _____

Dated: _____

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

1. Owner

Architect

FORM OF SANCTION UNDER SELF CERTIFICATION

From

SOHNA MUNICIPAL COUNCIL

To

Sh. Vijay Kumar in Collaboration with M/S Terra Infracon Private Limited through its Authorized Signatory Mr. Dishant Sanduja (Registered Office At B-52AB, 2nd Floor, Kalkaji, New Delhi, N/A, 2nd Floor, Kalkaji, New Delhi, 2nd Floor, Kalkaji, New Delhi, Kalkaji, New Delhi, 122103, Kalkaji, New Delhi)

Application Number - **ULB-659/23-24**

Date- **18/07/2023**

Site Detail/ address: **Plot No - 166, PlotArea - 121.38, KillaNo - N/A, StreetNo - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda road Sohna Gurugram Haryana, LandMark - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda road Sohna Gurugram Haryana, City - Sector-7 Baluda road Sohna Gurugram Haryana, District - Sohna Gurugram Haryana, Pincode - 122103**

Subject - Confirmation of submission of building plan under self certification in respect of **Plot No - 166, PlotArea - 121.38, KillaNo - N/A, StreetNo - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda road Sohna Gurugram Haryana, LandMark - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda road Sohna Gurugram Haryana, City - Sector-7 Baluda road Sohna Gurugram Haryana, District - Sohna Gurugram Haryana, Pincode - 122103** with Application ID **ULB-659/23-24** dated: **18/07/2023**

1. It is to inform that the above referred building plan application received under subject matter on the Haryana Online Building Plan Approval (HOBPAS) has been checked for setbacks, height, FAR, ground coverage, room areas and height in accordance with provisions of the Haryana Building Code 2017 and found correct.
2. It is further to inform that this self-certificate has been issued subject to following verifications and confirmation by concern:
 - a. Ownership documents.
 - b. Site parameters.
 - c. Applicability of other laws such as the Haryana Development and Regulation of Urban Areas Act, 1975, the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and other applicable Acts.
 - d. No Dues w.r.t pending fees/ charges like property tax or development charge, labour cess.
 - e. if any objection is raised by Fire department or Public Health Services department within 7 days of the grant of approval.
3. In case of any discrepancies found in reference to conditions stated in 2 above, the self-certificate will be deemed null and void and action with respect to cancellation of registration of the professional will be initiated.
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 - a. The self-certificate will be valid for 2 years only i.e. upto 18/07/2025, within which the applicant is required to complete construction and apply for Occupation Certificate. In case of non-completion of building within 2 years time period, the applicant shall get its building plan revalidated before expiry of validity.
 - b. The applicant shall self certify that that the construction of building upto Damp Proof Course (DPC) level is as per sanctioned plan, on HOBPAS.
 - c. The applicant shall comply with the other provisions of the Haryana Building Code.
 - d. The structural responsibility of the construction shall be entirely of the owner/ supervising architect/ engineers of the Scheme.

5. In case of withdrawal of professional services in respect of subject cited plot, the same must be reflected in the HOBPAS dashboard immediately along with reasons thereof.
6. The applicant shall comply with provisions or measures directed under various notifications/ orders/ policies/ rules by HUDA, HAREDA, PHED, Fire Department, Labour Department, Pollution Control Board, Environment Department, etc.

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- The applicant is not allowed to sell plot before obtaining on the basis of approved building plan. It can only be done after obtaining the occupancy certificate. If done otherwise, the building plan is deemed to be revoked. The registration authority shall ensure before executing registry of plot that the applicant has obtained building plan approval and occupancy certificate from the concerned MC.
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BRS III

(See Rule 44 of act 1963)

Vakul Mittal, Architect. CA/2010/50178

VMA Architects, 1023, JMD Megapolis, Sector 48, Gurugram, 122001

To

VIJAY KUMAR IN COLLABORATION WITH M/S TERRA INFRACON PRIVATE LIMITED THRU ITS AUTHORIZED SIGNATORY MR. DISHANT SANDUJA (Registered Office B-52AB, 2nd Floor, Kalkaji, New Delhi 110019)

Memo No. **VMA/ULBSOHNA/23-010**

Dated: 30-07-2023

Sub: **Approval of Building Plans of Plot No. 166, Affordable Residential Plotted Housing Town Planning Scheme (Under DDJY Policy -2016), Precore City, Baluda Road, Sohna, Gurugram, Hr.**

Ref: Application No.

Dated:

PROCEDURE OF APPROVAL OF BUILDING PLANS

(under self certification policy implemented from 01-11-2011)

1. That you will abide by the Haryana Building Code 2017.
2. If plot falls in unlicensed area shall be treated as cancelled.
3. That plan is being approved without prejudice to the status of licences of the colony.
4. You will get the setbacks of your building(s) checked at plinth level and obtain a certificate from this office before proceeding with the super structure.
5. That you will get occupation certificate from competent authority before occupying the above building.
6. That you will provide rain water harvesting system as per direction of Authority.
7. The responsibility of the structure design, the structural stability and the structure safety against the earthquake of the building block shall be solely of the Structure Engineer/ Owner.
8. Subject to the condition that basement setback shall be minimum by 8'-0" from the common wall in the event the adjoining plot is built up without basement adjoining the common wall.
9. That you will not propose building into any use other than residential purposes otherwise this approval shall be automatically cancelled and appropriate action as per rule will be initiated.

One copy of the sanctioned plan is enclosed herewith for your further necessary action.

AR. VAKUL MITTAL
Reg. No. CA/2010/50178
1023, 10th Floor, JMD Megapolis
Sector-48, Gurgaon-122001
Ph: 0124-4978484

Architect

Endsr No. _____

Dated: _____

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

1. Owner

Architect

Directorate of Urban Local Bodies

Bays 11-14, Sector 4, Panchkula Urban Estate, Haryana 134112

Tel- 0172-2570020 ; Email - dulbhry@hry.nic.in

FORM OF SANCTION UNDER SELF CERTIFICATION

From

SOHNA MUNICIPAL COUNCIL

To

Sh. Vijay Kumar in Collaboration with M/S Terra Infracon Private Limited through its Authorized Signatory Mr. Dishant Sanduja (Registered Office At B-52AB, 2nd Floor, Kalkaji, New Delhi, N/A, 2nd Floor, Kalkaji, New Delhi, 2nd Floor, Kalkaji, New Delhi, Kalkaji, New Delhi, 110019, Kalkaji, New Delhi)

Application Number - **ULB-660/23-24**

Date- **18/07/2023**

Site Detail/ address: **Plot No - 167, PlotArea - 121.38, KillaNo - N/A, StreetNo - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda road Sohna Gurugram Haryana, LandMark - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda road Sohna Gurugram Haryana, City - Sector-7 Baluda road Sohna Gurugram Haryana, District - Sohna Gurugram Haryana, Pincode - 122103**

Subject - Confirmation of submission of building plan under self certification in respect of Plot No - 167, PlotArea - 121.38, KillaNo - N/A, StreetNo - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda road Sohna Gurugram Haryana, LandMark - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda road Sohna Gurugram Haryana, City - Sector-7 Baluda road Sohna Gurugram Haryana, District - Sohna Gurugram Haryana, Pincode - 122103 with Application ID ULB-660/23-24 dated - 18/07/2023

1. It is to inform that the above referred building plan application received under subject matter on the Haryana Online Building Plan Approval (HOBPAS) has been checked for setbacks, height, FAR, ground coverage, room areas and height in accordance with provisions of the Haryana Building Code 2017 and found correct.
2. It is further to inform that this self-certificate has been issued subject to following verifications and confirmation by concern:
 - a. Ownership documents.
 - b. Site parameters.
 - c. Applicability of other laws such as the Haryana Development and Regulation of Urban Areas Act, 1975, the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and other applicable Acts.
 - d. No Dues w.r.t pending fees/ charges like property tax or development charge, labour cess.
 - e. if any objection is raised by Fire department or Public Health Services department within 7 days of the grant of approval.
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 - b. The applicant shall self certify that that the construction of building upto Damp Proof Course (DPC) level is as per sanctioned plan, on HOBPAS.
 - c. The applicant shall comply with the other provisions of the Haryana Building Code.
 - d. The structural responsibility of the construction shall be entirely of the owner/ supervising architect/ engineers of the Scheme.

5. In case of withdrawal of professional services in respect of subject cited plot, the same must be reflected in the HOBPAS dashboard immediately along with reasons thereof.
6. The applicant shall comply with provisions or measures directed under various notifications/ orders/ policies/ rules by HUDA, HAREDA, PHED, Fire Department, Labour Department, Pollution Control Board, Environment Department, etc.

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- This confirmation is based upon the information provided by the architect and plot owner.



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BRS III

(See Rule 44 of act 1963)

Vakul Mittal, Architect. CA/2010/50178
VMA Architects, 1023, JMD Megapolis, Sector 48, Gurugram, 122001

To

VIJAY KUMAR IN COLLABORATION WITH M/S TERRA INFRACON PRIVATE LIMITED THRU ITS AUTHORIZED SIGNATORY MR. DISHANT SANDUJA (Registered Office B-52AB, 2nd Floor, Kalkaji, New Delhi 110019)

Memo No. **VMA/ULBSOHNA/23-011**

Dated: 30-07-2023

Sub: **Approval of Building Plans of Plot No. 167, Affordable Residential Plotted Housing Town Planning Scheme (Under DDJY Policy -2016), Precore City, Baluda Road, Sohna, Gurugram, Hr.**

Ref: Application No.

Dated:

PROCEDURE OF APPROVAL OF BUILDING PLANS
(under self certification policy implemented from 01-11-2011)

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8. Subject to the condition that basement setback shall be minimum by 8'-0" from the common wall in the event the adjoining plot is built up without basement adjoining the common wall.
9. That you will not propose building into any use other than residential purposes otherwise this approval shall be automatically canceled and appropriate action as per rule will be initiated.

One copy of the sanctioned plan is enclosed herewith for your further necessary action.


AR. VAKUL MITTAL
CA No. CA/2010/50178
1023, 10th Floor, JMD Megapolis
Sector-48, Gurgaon-122001
Ph: 0124-4978484

Architect

Endsr No. _____

Dated: _____

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

1. Owner


Architect

Directorate of Urban Local Bodies

Bays 11-14, Sector 4, Panchkula Urban Estate, Haryana 134112

Tel- 0172-2570020 ; Email - dulbhry@hry.nic.in

FORM OF SANCTION UNDER SELF CERTIFICATION

From

SOHNA MUNICIPAL COUNCIL

To

TERRA INFRACON PRIVAT (Registered Office At B-52AB,2nd Floor , Kalkaji, New Delhi,N/A,2nd Floor , Kalkaji, New Delhi,2nd Floor , Kalkaji, New Delhi,Kalkaji, New Delhi,110019,Kalkaji, New Delhi)

Application Number - ULB-661/23-24

Date- 18/07/2023

Site Detail/ address: Plot No - 168, PlotArea - 121.38, KillaNo - N/A, StreetNo - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda road Sohna Gurugram Haryana, LandMark - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda road Sohna Gurugram Haryana, City - Sector-7 Baluda road Sohna Gurugram Haryana, District - Sohna Gurugram Haryana, Pincode - 122103

Subject - Confirmation of submission of building plan under self certification in respect of Plot No - 168, PlotArea - 121.38, KillaNo - N/A, StreetNo - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda road Sohna Gurugram Haryana, LandMark - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda road Sohna Gurugram Haryana, City - Sector-7 Baluda road Sohna Gurugram Haryana, District - Sohna Gurugram Haryana, Pincode - 122103 with Application ID ULB-661/23-24 dated : 18/07/2023

1. It is to inform that the above referred building plan application received under subject matter on the Haryana Online Building Plan Approval (HOBPAS) has been checked for setbacks, height, FAR, ground coverage, room areas and height in accordance with provisions of the Haryana Building Code 2017 and found correct.
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BRS III

(See Rule 44 of act 1963)

Vakul Mittal, Architect. CA/2010/50178
VMA Architects, 1023, JMD Megapolis, Sector 48, Gurugram, 122001

To

TERRA INFRACON PRIVATE LIMITED (Registered Office B-52AB, 2nd Floor, Kalkaji, New Delhi 110019)

Memo No. **VMA/ULBSOHNA/23-012**

Dated: 30-07-2023

Sub: **Approval of Building Plans of Plot No. 168, Affordable Residential Plotted Housing Town Planning Scheme (Under DDJY Policy -2016), Precore City, Baluda Road, Sohna, Gurugram, Hr.**

Ref: Application No.

Dated:

PROCEDURE OF APPROVAL OF BUILDING PLANS
(under self certification policy implemented from 01-11-2011)

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AR. VAKUL MITTAL
CA No. CA/2010/50178
1023, 10th Floor, JMD Megapolis
Sector-48, Gurgaon-122001
Ph: 0124-4978484

Architect

Endsr No. _____

Dated: _____

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Architect

Directorate of Urban Local Bodies
Bays 11-14, Sector 4, Panchkula Urban Estate, Haryana 134112
Tel- 0172-2570020 ; Email - dulbhrya@hry.nic.in

FORM OF SANCTION UNDER SELF CERTIFICATION

From

SOHNA MUNICIPAL COUNCIL

To

Sh. Vijay Kumar in Collaboration with M/S Terra Infracon Private Limited through its Authorized Signatory Mr. Dishant Sanduja (Registered Office At B-52AB,2nd Floor , Kalkaji, New Delhi,N/A,2nd Floor , Kalkaji, New Delhi,2nd Floor , Kalkaji, New Delhi,Kalkaji, New Delhi,110019,Kalkaji, New Delhi)

Application Number - **ULB-662/23-24**

Date- **18/07/2023**

Site Detail/ address: **Plot No - 169, PlotArea - 121.38, KillaNo - N/A, StreetNo - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda road Sohna Gurugram Haryana, LandMark - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda road Sohna Gurugram Haryana, City - Sector-7 Baluda road Sohna Gurugram Haryana, District - Sohna Gurugram Haryana, Pincode - 122103**

Subject - Confirmation of submission of building plan under self certification in respect of Plot No - 169, PlotArea - 121.38, KillaNo - N/A, StreetNo - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda road Sohna Gurugram Haryana, LandMark - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda road Sohna Gurugram Haryana, City - Sector-7 Baluda road Sohna Gurugram Haryana, District - Sohna Gurugram Haryana, Pincode - 122103 with Application ID ULB-662/23-24 dated : 18/07/2023

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- This confirmation is based upon the information provided by the architect and plot owner.



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BRS III

(See Rule 44 of act 1963)

Vakul Mittal, Architect, CA/2010/50178

VMA Architects, 1023, JMD Megapolis, Sector 48, Gurugram, 122001

To

VIJAY KUMAR IN COLLABORATION WITH M/S TERRA INFRACON PRIVATE LIMITED THRU ITS AUTHORIZED SIGNATORY MR. DISHANT SANDUJA (Registered Office B-52AB, 2nd Floor, Kalkaji, New Delhi 110019)

Memo No. **VMA/ULBSOHNA/23-013**

Dated: 30-07-2023

Sub: **Approval of Building Plans of Plot No. 169, Affordable Residential Plotted Housing Town Planning Scheme (Under DDJY Policy -2016), Precore City, Baluda Road, Sohna, Gurugram, Hr.**

Ref: Application No.

Dated:

PROCEDURE OF APPROVAL OF BUILDING PLANS

(under self certification policy implemented from 01-11-2011)

1. That you will abide by the Haryana Building Code 2017.
2. If plot falls in unlicensed area shall be treated as cancelled.
3. That plan is being approved without prejudice to the status of licences of the colony.
4. You will get the setbacks of your building(s) checked at plinth level and obtain a certificate from this office before proceeding with the super structure.
5. That you will get occupation certificate from competent authority before occupying the above building.
6. That you will provide rain water harvesting system as per direction of Authority.
7. The responsibility of the structure design, the structural stability and the structure safety against the earthquake of the building block shall be solely of the Structure Engineer/ Owner.
8. Subject to the condition that basement setback shall be minimum by 8'-0" from the common wall in the event the adjoining plot is built up without basement adjoining the common wall.
9. That you will not propose building into any use other than residential purposes otherwise this approval shall be automatically cancelled and appropriate action as per rule will be initiated.

One copy of the sanctioned plan is enclosed herewith for your further necessary action.


AR. VAKUL MITTAL
CA No. CA/2010/50178
1023, 10th Floor, JMD Megapolis
Sector-48, Gurugram-122001
Ph: 8124-67124

Architect

Endsr No. _____

Dated: _____

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

1. Owner


Architect

Directorate of Urban Local Bodies
Bays 11-14, Sector 4, Panchkula Urban Estate, Haryana 134112
Tel- 0172-2570020 ; Email - dulbhry@hry.nic.in

FORM OF SANCTION UNDER SELF CERTIFICATION

From

SOHNA MUNICIPAL COUNCIL

To

M/S Terra Infracon Private Limited Its Authorized Signatory Mr. Dishant Sanduja S/o Shri Vijay Kumar (Registered Office At B-52AB,2nd Floor , Kalkaji, New Delhi-110019,N/A,2nd Floor , Kalkaji, New Delhi-110019,2nd Floor , Kalkaji, New Delhi-110019, Kalkaji, New Delhi,110019, Kalkaji, New Delhi)

Application Number - HOBPAS-62402/23-24

Date- 19/05/2023

Site Detail/ address: Plot No - 170, PlotArea - 121.38, KillaNo - N/A, StreetNo - Affordable Residential Plotted Housing Town Planning scheme at Baluda road Sohna Gurugram Haryana., LandMark - Affordable Residential Plotted Housing Town Planning scheme at Baluda road Sohna Gurugram Haryana., City - Sohna Gurugram Haryana, District - Gurugram Haryana, Pincode - 122103

Subject – Confirmation of submission of building plan under self certification in respect of Plot No - 170, PlotArea - 121.38, KillaNo - N/A, StreetNo - Affordable Residential Plotted Housing Town Planning scheme at Baluda road Sohna Gurugram Haryana., LandMark - Affordable Residential Plotted Housing Town Planning scheme at Baluda road Sohna Gurugram Haryana., City - Sohna Gurugram Haryana, District - Gurugram Haryana, Pincode - 122103 with Application ID HOBPAS-62402/23-24 dated : 21/04/2023

1. It is to inform that the above referred building plan application received under subject matter on the Haryana Online Building Plan Approval (HOBPAS) has been checked for setbacks, height, FAR, ground coverage, room areas and height in accordance with provisions of the Haryana Building Code 2017 and found correct.
2. It is further to inform that this self-certificate has been issued subject to following verifications and confirmation by concern:
 - a. Ownership documents.
 - b. Site parameters.
 - c. Applicability of other laws such as the Haryana Development and Regulation of Urban Areas Act, 1975, the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and other applicable Acts.
 - d. No Dues w.r.t pending fees/ charges like property tax or development charge, labour cess.
 - e. if any objection is raised by Fire department or Public Health Services department within 7 days of the grant of approval.
3. In case of any discrepancies found in reference to conditions stated in 2 above, the self-certificate will be deemed null and void and action with respect to cancellation of registration of the professional will be initiated.
4. The self-certificate is hereby issued with respect to following:
 - a. The self-certificate will be valid for 2 years only i.e. upto 19/05/2025, within which the applicant is required to complete construction and apply for Occupation Certificate. In case of non-completion of building within 2 years time period, the applicant shall get its building plan revalidated before expiry of validity.
 - b. The applicant shall self certify that that the construction of building upto Damp Proof Course (DPC) level is as per sanctioned plan, on HOBPAS.
 - c. The applicant shall comply with the other provisions of the Haryana Building Code.
 - d. The structural responsibility of the construction shall be entirely of the owner/ supervising architect/ engineers of the Scheme.

5. In case of withdrawal of professional services in respect of subject cited plot, the same must be reflected in the HOBPAS dashboard immediately along with reasons thereof.
6. The applicant shall comply with provisions or measures directed under various notifications/ orders/ policies/ rules by HUDA, HAREDA, PHED, Fire Department, Labour Department, Pollution Control Board, Environment Department, etc.

Disclaimer:

- Any ambiguity w.r.t. building plans will not be admissible in the civil courts, as the HOBPAS is operating at state level as a centralized system.
- Approval of Building Plans will never be admissible as the proof of ownership by the applicant.
- The building plan approved under self certification will be a provisional approval by the MC and it will be deemed to be approved only after obtaining the Occupancy Certificate with the prescribed time period (as mentioned in the latest Haryana Building Code) after the approval of building plan.
- The applicant is not allowed to sell plot before obtaining on the basis of approved building plan. It can only be done after obtaining the occupancy certificate. If done otherwise, the building plan is deemed to be revoked. The registration authority shall ensure before executing registry of plot that the applicant has obtained building plan approval and occupancy certificate from the concerned MC.
- This confirmation is based upon the information provided by the architect and plot owner.



**This is a computer generated statement and does not require a signature

BRS III

(See Rule 44 of act 1963)

Vakul Mittal, Architect, CA/2010/50178

VMA Architects, 1023, JMD Megapolis, Sector 48, Gurugram, 122001

To

M/S TERRA INFRACON PRIVATE LIMITED ITS AUTHORIZED SIGNATORY MR. DISHANT SANDUJA S/O SHRI VIJAY KUMAR (Registered Office B-52AB, 2nd Floor, Kalkaji, New Delhi 110019)

Memo No. **VMA/ULBSOHNA/23-002**

Dated: 30-05-2023

Sub: **Approval of Building Plans of Plot No. 170, Affordable Residential Plotted Housing Town Planning Scheme (Under DDJY Policy -2016), Precore City, Baluda Road, Sohna, Gurugram, Hr.**

Ref: Application No.

Dated:

PROCEDURE OF APPROVAL OF BUILDING PLANS

(under self certification policy implemented from 01-11-2011)

1. That you will abide by the Haryana Building Code 2017.
2. If plot falls in unlicensed area shall be treated as cancelled.
3. That plan is being approved without prejudice to the status of licences of the colony.
4. You will get the setbacks of your building(s) checked at plinth level and obtain a certificate from this office before proceeding with the super structure.
5. That you will get occupation certificate from competent authority before occupying the above building.
6. That you will provide rain water harvesting system as per direction of Authority.
7. The responsibility of the structure design, the structural stability and the structure safety against the earthquake of the building block shall be solely of the Structure Engineer/ Owner.
8. Subject to the condition that basement setback shall be minimum by 8'-0" from the common wall in the event the adjoining plot is built up without basement adjoining the common wall.
9. That you will not propose building into any use other than residential purposes otherwise this approval shall be automatically cancelled and appropriate action as per rule will be initiated.

One copy of the sanctioned plan is enclosed herewith for your further necessary action.


VAKUL MITTAL
CCA No. CA/2010/50178
1023, 10th Floor, JMD Megapolis
Sector-48, Gurgaon-122001
Ph: 0124-4978484

Architect

Endsr No. _____

Dated: _____

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

1. Owner


Architect

Directorate of Urban Local Bodies

Beys 11-14, Sector 4, Panchkula Urban Estate, Haryana 134112

Tel- 0172-2570020 ; Email - duibhry@hry.nic.in

FORM OF SANCTION UNDER SELF CERTIFICATION

From

SOHNA MUNICIPAL COUNCIL

To

M/S Terra Infracon Private Limited Its Authorized Signatory Mr. Dishant Sanduja S/o Shri Vijay Kumar (Registered Office At B-52AB,2nd Floor , Kalkaji, New Delhi-110019,N/A,2nd Floor , Kalkaji, New Delhi-110019,2nd Floor , Kalkaji, New Delhi-110019,Kalkaji, New Delhi,110019,Kalkaji, New Delhi)

Application Number - **HOBPAS-62394/23-24**

Date- **19/05/2023**

Site Detail/ address: Plot No - 171, PlotArea - 121.38, KillaNo - N/A, StreetNo - **Affordable Residential Plotted Housing Town Planning scheme at Baluda road Sohna Gurugram Haryana, LandMark - Affordable Residential Plotted Housing Town Planning scheme at Baluda road Sohna Gurugram Haryana, City - Sohna Gurugram Haryana, District - Gurugram Haryana, Pincode - 122103**

Subject – Confirmation of submission of building plan under self certification in respect of Plot No - 171, PlotArea - 121.38, KillaNo - N/A, StreetNo - **Affordable Residential Plotted Housing Town Planning scheme at Baluda road Sohna Gurugram Haryana, LandMark - Affordable Residential Plotted Housing Town Planning scheme at Baluda road Sohna Gurugram Haryana, City - Sohna Gurugram Haryana, District - Gurugram Haryana, Pincode - 122103** with Application ID HOBPAS-62394/23-24 dated 21/04/2023

1. It is to inform that the above referred building plan application received under subject matter on the Haryana Online Building Plan Approval (HOBPAS) has been checked for setbacks, height, FAR, ground coverage, room areas and height in accordance with provisions of the Haryana Building Code 2017 and found correct.
2. It is further to inform that this self-certificate has been issued subject to following verifications and confirmation by concern:
 - a. Ownership documents.
 - b. Site parameters
 - c. Applicability of other laws such as the Haryana Development and Regulation of Urban Areas Act, 1975, the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and other applicable Acts.
 - d. No Dues w.r.t pending fees/ charges like property tax or development charge, labour cess.
 - e. If any objection is raised by Fire department or Public Health Services department within 7 days of the grant of approval.
3. In case of any discrepancies found in reference to conditions stated in 2 above, the self-certificate will be deemed null and void and action with respect to cancellation of registration of the professional will be initiated.
4. The self-certificate is hereby issued with respect to following:
 - a. The self-certificate will be valid for 2 years only i.e. upto 19/05/2025, within which the applicant is required to complete construction and apply for Occupation Certificate. In case of non-completion of building within 2 years time period, the applicant shall get its building plan revalidated before expiry of validity.
 - b. The applicant shall self certify that that the construction of building upto Damp Proof Course (DPC) level is as per sanctioned plan, on HOBPAS.
 - c. The applicant shall comply with the other provisions of the Haryana Building Code.
 - d. The structural responsibility of the construction shall be entirely of the owner/ supervising architect/ engineers of the Scheme.

5. In case of withdrawal of professional services in respect of subject cited plot, the same must be reflected in the HOBPAS dashboard immediately along with reasons thereof.
6. The applicant shall comply with provisions or measures directed under various notifications/ orders/ policies/ rules by HUDA, HAREDA, PHED, Fire Department, Labour Department, Pollution Control Board, Environment Department, etc.

Disclaimer:

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- Approval of Building Plans will never be admissible as the proof of ownership by the applicant.
- The building plan approved under self certification will be a provisional approval by the MC and it will be deemed to be approved only after obtaining the Occupancy Certificate with the prescribed time period (as mentioned in the latest Haryana Building Code) after the approval of building plan.
- The applicant is not allowed to sell plot before obtaining on the basis of approved building plan. It can only be done after obtaining the occupancy certificate. If done otherwise, the building plan is deemed to be revoked. The registration authority shall ensure before executing registry of plot that the applicant has obtained building plan approval and occupancy certificate from the concerned MC.
- This confirmation is based upon the information provided by the architect and plot owner.



**This is a computer generated statement and does not require a signature.

BRS III

(See Rule 44 of act 1963)

Vakul Mittal, Architect. CA/2010/50178

VMA Architects, 1023, JMD Megapolis, Sector 48, Gurugram, 122001

To

M/S TERRA INFRACON PRIVATE LIMITED ITS AUTHORIZED SIGNATORY MR. DISHANT SANDUJA S/O SHRI VIJAY KUMAR (Registered Office B-52AB, 2nd Floor, Kalkaji, New Delhi 110019)

Memo No. **VMA/ULBSOHNA/23-003**

Dated: 30-05-2023

Sub: **Approval of Building Plans of Plot No. 171, Affordable Residential Plotted Housing Town Planning Scheme (Under DDJY Policy -2016), Precore City, Baluda Road, Sohna, Gurugram, Hr.**

Ref: Application No.

Dated:

PROCEDURE OF APPROVAL OF BUILDING PLANS
(under self certification policy implemented from 01-11-2011)

1. That you will abide by the Haryana Building Code 2017.
2. If plot falls in unlicensed area shall be treated as cancelled.
3. That plan is being approved without prejudice to the status of licences of the colony.
4. You will get the setbacks of your building(s) checked at plinth level and obtain a certificate from this office before proceeding with the super structure.
5. That you will get occupation certificate from competent authority before occupying the above building.
6. That you will provide rain water harvesting system as per direction of Authority.
7. The responsibility of the structure design, the structural stability and the structure safety against the earthquake of the building block shall be solely of the Structure Engineer/ Owner.
8. Subject to the condition that basement setback shall be minimum by 8'-0" from the common wall in the event the adjoining plot is built up without basement adjoining the common wall.
9. That you will not propose building into any use other than residential purposes otherwise this approval shall be automatically cancelled and appropriate action as per rule will be initiated.

One copy of the sanctioned plan is enclosed herewith for your further necessary action.

AR. VAKUL MITTAL
COA No. CA/2010/50178
1023, 10th Floor, JMD Megapolis
Sector-48, Gurgaon-122001
Ph: 0124-4978484

Architect

Endsr No. _____

Dated: _____

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

1. Owner

Architect

Directorate of Urban Local Bodies

Bays 11-14, Sector 4, Panchkula Urban Estate, Haryana 134112

Tel- 0172-2570020 ; Email - dulbhy@hry.nic.in

FORM OF SANCTION UNDER SELF CERTIFICATION

From

SOHNA MUNICIPAL COUNCIL

To

M/S Terra Infracon Private Limited Its Authorized Signatory Mr. Dishant Sanduja S/o Shri Vijay Kumar (Registered Office At B-52AB, 2nd Floor, Kalkaji, New Delhi, N/A, 2nd Floor, Kalkaji, New Delhi, 2nd Floor, Kalkaji, New Delhi, Kalkaji, New Delhi, 110019, Kalkaji, New Delhi)

Application Number - **HOBPAS-62435/23-24**

Date - **19/05/2023**

Site Detail/ address: **Plot No - 172, PlotArea - 121.38, KillaNo - N/A, StreetNo - Affordable Residential Plotted Housing Town Planning scheme at Baluda road Sohna Gurugram Haryana, LandMark - Affordable Residential Plotted Housing Town Planning scheme at Baluda road Sohna Gurugram Haryana, City - Sohna Gurugram Haryana, District - Sohna Gurugram Haryana, Pincode - 122103**

Subject - Confirmation of submission of building plan under self certification in respect of **Plot No - 172, PlotArea - 121.38, KillaNo - N/A, StreetNo - Affordable Residential Plotted Housing Town Planning scheme at Baluda road Sohna Gurugram Haryana, LandMark - Affordable Residential Plotted Housing Town Planning scheme at Baluda road Sohna Gurugram Haryana, City - Sohna Gurugram Haryana, District - Sohna Gurugram Haryana, Pincode - 122103** with Application ID HOBPAS-62435/23-24 dated : 19/05/2023

1. It is to inform that the above referred building plan application received under subject matter on the Haryana Online Building Plan Approval (HOBPAS) has been checked for setbacks, height, FAR, ground coverage, room areas and height in accordance with provisions of the Haryana Building Code 2017 and found correct.
2. It is further to inform that this self-certificate has been issued subject to following verifications and confirmation by concern:
 - a. Ownership documents.
 - b. Site parameters.
 - c. Applicability of other laws such as the Haryana Development and Regulation of Urban Areas Act, 1975, the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1968 and other applicable Acts.
 - d. No Dues w.r.t pending fees/ charges like property tax or development charge, labour cess.
 - e. if any objection is raised by Fire department or Public Health Services department within 7 days of the grant of approval.
3. In case of any discrepancies found in reference to conditions stated in 2 above, the self-certificate will be deemed null and void and action with respect to cancellation of registration of the professional will be initiated.
4. The self-certificate is hereby issued with respect to following:
 - a. The self-certificate will be valid for 2 years only i.e. upto 19/05/2025, within which the applicant is required to complete construction and apply for Occupation Certificate. In case of non-completion of building within 2 years time period, the applicant shall get its building plan revalidated before expiry of validity.
 - b. The applicant shall self certify that that the construction of building upto Damp Proof Course (DPC) level is as per sanctioned plan, on HOBPAS.
 - c. The applicant shall comply with the other provisions of the Haryana Building Code.
 - d. The structural responsibility of the construction shall be entirely of the owner/ supervising architect/ engineers of the Scheme.

5. In case of withdrawal of professional services in respect of subject cited plot, the same must be reflected in the HOBPAS dashboard immediately along with reasons thereof.
6. The applicant shall comply with provisions or measures directed under various notifications/ orders/ policies/ rules by HUDA, HAREDA, PHED, Fire Department, Labour Department, Pollution Control Board, Environment Department, etc.

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- The applicant is not allowed to sell plot before obtaining on the basis of approved building plan. It can only be done after obtaining the occupancy certificate. If done otherwise, the building plan is deemed to be revoked. The registration authority shall ensure before executing registry of plot that the applicant has obtained building plan approval and occupancy certificate from the concerned MC.
- This confirmation is based upon the information provided by the architect and plot owner.



**This is a computer generated statement and does not require a signature.

BRS III

(See Rule 44 of act 1963)

Vakul Mittal, Architect, CA/2010/50178

VMA Architects, 1023, JMD Megapolis, Sector 48, Gurugram, 122001

To

M/S TERRA INFRACON PRIVATE LIMITED ITS AUTHORIZED SIGNATORY MR. DISHANT SANDUJA S/O SHRI VIJAY KUMAR (Registered Office B-52AB, 2nd Floor, Kalkaji, New Delhi 110019)

Memo No. **VMA/ULBSOHNA/23-004**

Dated: 30-05-2023


Sub: Approval of Building Plans of Plot No. 172, Affordable Residential Plotted Housing Town Planning Scheme (Under DDJY Policy -2016), Precore City, Baluda Road, Sohna, Gurugram, Hr.

Ref: Application No.

Dated:

PROCEDURE OF APPROVAL OF BUILDING PLANS
(under self certification policy implemented from 01-11-2011)

1. That you will abide by the Haryana Building Code 2017.
 2. If plot falls in unlicenced area shall be treated as cancelled.
 3. That plan is being approved without prejudice to the status of licences of the colony.
 4. You will get the setbacks of your building(s) checked at plinth level and obtain a certificate from this office before proceeding with the super structure.
 5. That you will get occupation certificate from competent authority before occupying the above building.
 6. That you will provide rain water harvesting system as per direction of Authority.
 7. The responsibility of the structure design, the structural stability and the structure safety against the earthquake of the building block shall be solely of the Structure Engineer/ Owner.
 8. Subject to the condition that basement setback shall be minimum by 8'-0" from the common wall in the event the adjoining plot is built up without basement adjoining the common wall.
 9. That you will not propose building into any use other than residential purposes otherwise this approval shall be automatically cancelled and appropriate action as per rule will be initiated.
- One copy of the sanctioned plan is enclosed herewith for your further necessary action.


M. VAKUL MITTAL
COA No. CA/2010/50178
1023, 10th Floor, JMD Megapolis
Sector-48, Gurugram-122001
Ph: 0124-4978484


Architect

Endsr No. _____

Dated: _____

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

1. Owner


Architect

Directorate of Urban Local Bodies

Bays 11-14, Sector 4, Panchkula Urban Estate, Haryana 134112

Tel- 0172-2570020 ; Email - dulbhry@hry.nic.in

FORM OF SANCTION UNDER SELF CERTIFICATION

From

SOHNA MUNICIPAL COUNCIL

To

M/S Terra Infracon Private Limited Its Authorized Signatory Mr. Dishant Sanduja S/o Shri Vijay Kumar (Registered Office At B-52AB,2nd Floor , Kalkaji, New Delhi-110019,N/A,2nd Floor , Kalkaji, New Delhi-110019,2nd Floor , Kalkaji, New Delhi,Kalkaji, New Delhi,110019,Kalkaji, New Delhi)

Application Number - HOBPAS-62408/23-24

Date- 19/05/2023

Site Detail/ address: Plot No - 173, PlotArea - 121.38, KillaNo - N/A, StreetNo - Affordable Residential Plotted Housing Town Planning scheme at Baluda road Sohna Gurugram Haryana, LandMark - Affordable Residential Plotted Housing Town Planning scheme at Baluda road Sohna Gurugram Haryana, City - Sohna Gurugram Haryana, District - Sohna Gurugram Haryana, Pincode - 122103

Subject – Confirmation of submission of building plan under self certification in respect of Plot No - 173, PlotArea - 121.38, KillaNo - N/A, StreetNo - Affordable Residential Plotted Housing Town Planning scheme at Baluda road Sohna Gurugram Haryana, LandMark - Affordable Residential Plotted Housing Town Planning scheme at Baluda road Sohna Gurugram Haryana, City - Sohna Gurugram Haryana, District - Sohna Gurugram Haryana, Pincode - 122103 with Application ID HOBPAS-62408/23-24 dated : 21/04/2023

1. It is to inform that the above referred building plan application received under subject matter on the Haryana Online Building Plan Approval (HOBPAS) has been checked for setbacks, height, FAR, ground coverage, room areas and height in accordance with provisions of the Haryana Building Code 2017 and found correct.
2. It is further to inform that this self-certificate has been issued subject to following verifications and confirmation by concern:
 - a. Ownership documents.
 - b. Site parameters.
 - c. Applicability of other laws such as the Haryana Development and Regulation of Urban Areas Act, 1975, the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and other applicable Acts.
 - d. No Dues w.r.t pending fees/ charges like property tax or development charge, labour cess.
 - e. if any objection is raised by Fire department or Public Health Services department within 7 days of the grant of approval.
3. In case of any discrepancies found in reference to conditions stated in 2 above, the self-certificate will be deemed null and void and action with respect to cancellation of registration of the professional will be initiated
4. The self-certificate is hereby issued with respect to following:
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 - b. The applicant shall self certify that that the construction of building upto Damp Proof Course (DPC) level is as per sanctioned plan, on HOBPAS.
 - c. The applicant shall comply with the other provisions of the Haryana Building Code.
 - d. The structural responsibility of the construction shall be entirely of the owner/ supervising architect/ engineers of the Scheme.

5. In case of withdrawal of professional services in respect of subject cited plot, the same must be reflected in the HOBPAS dashboard immediately along with reasons thereof.
6. The applicant shall comply with provisions or measures directed under various notifications/ orders/ policies/ rules by HUDA, HAREDA, PHED, Fire Department, Labour Department, Pollution Control Board, Environment Department, etc.

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- The building plan approved under self certification will be a provisional approval by the MC and it will be deemed to be approved only after obtaining the Occupancy Certificate with the prescribed time period (as mentioned in the latest Haryana Building Code) after the approval of building plan.
- The applicant is not allowed to sell plot before obtaining on the basis of approved building plan. It can only be done after obtaining the occupancy certificate. If done otherwise, the building plan is deemed to be revoked. The registration authority shall ensure before executing registry of plot that the applicant has obtained building plan approval and occupancy certificate from the concerned MC.
- This confirmation is based upon the information provided by the architect and plot owner.



**This is a computer generated statement and does not require a signature.

BRS III

(See Rule 44 of act 1963)

Vakul Mittal Architect. CA/2010/50178.
VMA Architects, 1023, JMD Megapolis, Sector 48, Gurugram, 122001

To

M/S TERRA INFRACON PRIVATE LIMITED ITS AUTHORIZED SIGNATORY MR. DISHANT SANDUJA S/O SHRI VIJAY KUMAR (Registered Office B-52AB, 2nd Floor, Kalkaji, New Delhi 110019)

Memo No. **VMA/ULBSOHNA/23-005**

Dated: 30-05-2023

Sub: **Approval of Building Plans of Plot No. 173, Affordable Residential Plotted Housing Town Planning Scheme (Under DDJY Policy -2016), Precore City, Baluda Road, Sohna, Gurugram, Hr.**

Ref: Application No.

Dated:

PROCEDURE OF APPROVAL OF BUILDING PLANS

(under self certification policy implemented from 01-11-2011)

1. That you will abide by the Haryana Building Code 2017.
2. If plot falls in unlicensed area shall be treated as cancelled.
3. That plan is being approved without prejudice to the status of licences of the colony.
4. You will get the setbacks of your building(s) checked at plinth level and obtain a certificate from this office before proceeding with the super structure.
5. That you will get occupation certificate from competent authority before occupying the above building.
6. That you will provide rain water harvesting system as per direction of Authority.
7. The responsibility of the structure design, the structural stability and the structure safety against the earthquake of the building block shall be solely of the Structure Engineer/ Owner.
8. Subject to the condition that basement setback shall be minimum by 8'-0" from the common wall in the event the adjoining plot is built up without basement adjoining the common wall.
9. That you will not propose building into any use other than residential purposes otherwise this approval shall be automatically cancelled and appropriate action as per rule will be initiated.

One copy of the sanctioned plan is enclosed herewith for your further necessary action.

AK VAKUL MITTAL
COA No. CA/2010/50178
1023, 10th Floor, JMD Megapolis
Sector-48, Gurgaon-122001
Ph: 0124-4978484

Architect

Endsr No. _____

Dated: _____

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

1. Owner

Architect

Directorate of Urban Local Bodies

Bays 11-14, Sector 4, Panchkula Urban Estate, Haryana 134112
Tel- 0172-2570020 ; Email - dulbhry@hry.nic.in

FORM OF SANCTION UNDER SELF CERTIFICATION

From

SOHNA MUNICIPAL COUNCIL

To

Sh. Vijay Kumar in Collaboration with M/S Terra Infracon Private Limited through its Authorized Signatory Mr. Dishant Sanduja (Registered Office At B-52AB,2nd Floor , Kalkaji, New Delhi,2nd Floor ,2nd Floor , Kalkaji, New Delhi,2nd Floor , Kalkaji, New Delhi,Kalkaji, New Delhi,110019,Kalkaji, New Delhi)

Application Number - ULB-663/23-24

Date - 19/07/2023

Site Detail/ address: Plot No - 174, PlotArea - 121.38, KillaNo - N/A, StreetNo - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda road Sohna Gurugram Haryana, LandMark - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda road Sohna Gurugram Haryana, City - Sector-7 Baluda road Sohna Gurugram Haryana, District - Sohna Gurugram Haryana, Pincode - 122103

Subject - Confirmation of submission of building plan under self certification in respect of Plot No - 174, PlotArea - 121.38, KillaNo - N/A, StreetNo - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda road Sohna Gurugram Haryana, LandMark - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda road Sohna Gurugram Haryana, City - Sector-7 Baluda road Sohna Gurugram Haryana, District - Sohna Gurugram Haryana, Pincode - 122103 with Application ID ULB-663/23-24 dated : 18/07/2023

1. It is to inform that the above referred building plan application received under subject matter on the Haryana Online Building Plan Approval (HOBPAS) has been checked for setbacks, height, FAR, ground coverage, room areas and height in accordance with provisions of the Haryana Building Code 2017 and found correct.
2. It is further to inform that this self-certificate has been issued subject to following verifications and confirmation by concern:
 - a. Ownership documents.
 - b. Site parameters.
 - c. Applicability of other laws such as the Haryana Development and Regulation of Urban Areas Act, 1975, the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and other applicable Acts.
 - d. No Dues w.r.t pending fees/ charges like property tax or development charge, labour cess.
 - e. If any objection is raised by Fire department or Public Health Services department within 7 days of the grant of approval.
3. In case of any discrepancies found in reference to conditions stated in 2 above, the self-certificate will be deemed null and void and action with respect to cancellation of registration of the professional will be initiated.
4. The self-certificate is hereby issued with respect to following:
 - a. The self-certificate will be valid for 2 years only i.e. upto 19/07/2025, within which the applicant is required to complete construction and apply for Occupation Certificate. In case of non-completion of building within 2 years time period, the applicant shall get its building plan revalidated before expiry of validity.
 - b. The applicant shall self certify that that the construction of building upto Damp Proof Course (DPC) level is as per sanctioned plan, on HOBPAS.
 - c. The applicant shall comply with the other provisions of the Haryana Building Code.

- d. The structural responsibility of the construction shall be entirely of the owner/ supervising architect/ engineers of the Scheme.
5. In case of withdrawal of professional services in respect of subject cited plot, the same must be reflected in the HOBPAS dashboard immediately along with reasons thereof.
 6. The applicant shall comply with provisions or measures directed under various notifications/ orders/ policies/ rules by HUDA, HAREDA, PHED, Fire Department, Labour Department, Pollution Control Board, Environment Department, etc.

Disclaimer:

- Any ambiguity w.r.t. building plans will not be admissible in the civil courts, as the HOBPAS is operating at state level as a centralized system.
- Approval of Building Plans will never be admissible as the proof of ownership by the applicant.
- The building plan approved under self certification will be a provisional approval by the MC and it will be deemed to be approved only after obtaining the Occupancy Certificate with the prescribed time period (as mentioned in the latest Haryana Building Code) after the approval of building plan.
- The applicant is not allowed to sell plot before obtaining on the basis of approved building plan. It can only be done after obtaining the occupancy certificate. If done otherwise, the building plan is deemed to be revoked. The registration authority shall ensure before executing registry of plot that the applicant has obtained building plan approval and occupancy certificate from the concerned MC.
- This confirmation is based upon the information provided by the architect and plot owner.



**This is a computer generated statement and does not require a signature

BRS III

(See Rule 44 of act 1963)

Vakul Mittal, Architect, CA/2010/50178
VMA Architects, 1023, JMD Megapolis, Sector 48, Gurugram, 122001

To

SH. VIJAY KUMAR IN COLLABORATION WITH M/S TERRA INFRACON PRIVATE LIMITED THROUGH ITS
AUTHORIZED SIGNATORY MR. DISHANT SANDUJA (Registered Office B-52AB, 2nd Floor, Kalkaji, New Delhi
110019)

Memo No. **VMA/ULBSOHNA/23-014**

Dated: 31-07-2023

Sub: **Approval of Building Plans of Plot No. 174, Affordable Residential Plotted Housing Town
Planning Scheme (Under DDJY Policy -2016), Precore City, Baluda Road, Sohna, Gurugram, Hr.**

Ref: Application No.

Dated:

PROCEDURE OF APPROVAL OF BUILDING PLANS

(under self certification policy implemented from 01-11-2011)

1. That you will abide by the Haryana Building Code 2017.
2. If plot falls in unlicenced area shall be treated as cancelled.
3. That plan is being approved without prejudice to the status of licences of the colony.
4. You will get the setbacks of your building(s) checked at plinth level and obtain a certificate from this office before proceeding with the super structure.
5. That you will get occupation certificate from competent authority before occupying the above building.
6. That you will provide rain water harvesting system as per direction of Authority.
7. The responsibility of the structure design, the structural stability and the structure safety against the earthquake of the building block shall be solely of the Structure Engineer/ Owner.
8. Subject to the condition that basement setback shall be minimum by 8'-0" from the common wall in the event the adjoining plot is built up without basement adjoining the common wall.
9. That you will not propose building into any use other than residential purposes otherwise this approval shall be automatically cancelled and appropriate action as per rule will be initiated.

One copy of the sanctioned plan is enclosed herewith for your further necessary action.
Arch. VAKUL MITTAL
Reg. No. CA/2010/50178
1023, 10th Floor, JMD Megapolis
Sector-48, Gurgaon-122001
Ph: 0124-4978434

Architect

Endsr No. _____

Dated: _____

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

1. Owner

Architect

FORM OF SANCTION UNDER SELF CERTIFICATION

From

SOHNA MUNICIPAL COUNCIL

To

Sh. Vijay Kumar in Collaboration with M/S Terra Infracon Private Limited through its Authorized Signatory Mr. Dishant Sanduja (Registered Office At B-52AB, 2nd Floor, Kalkaji, New Delhi, N/A, 2nd Floor, Kalkaji, New Delhi, 2nd Floor, Kalkaji, New Delhi, Kalkaji, New Delhi, 110019, Kalkaji, New Delhi)

Application Number - ULB-664/23-24

Date- 19/07/2023

Site Detail/ address: **Plot No - 175, PlotArea - 121.38, KillaNo - N/A, StreetNo - Affordable Residential Plotted Housing Town Planning scheme at Sector-7, Baluda road Sohna Gurugram Haryana., LandMark - Affordable Residential Plotted Housing Town Planning scheme at Sector-7, Baluda road Sohna Gurugram Haryana, City - Sector-7, Baluda road Sohna Gurugram Haryana, District - Sohna Gurugram Haryana, Pincode - 122103**

Subject - Confirmation of submission of building plan under self certification in respect of Plot No - 175, PlotArea - 121.38, KillaNo - N/A, StreetNo - Affordable Residential Plotted Housing Town Planning scheme at Sector-7, Baluda road Sohna Gurugram Haryana., LandMark - Affordable Residential Plotted Housing Town Planning scheme at Sector-7, Baluda road Sohna Gurugram Haryana, City - Sector-7, Baluda road Sohna Gurugram Haryana, District - Sohna Gurugram Haryana, Pincode - 122103 with Application ID ULB-664/23-24 dated 19/07/2023

1. It is to inform that the above referred building plan application received under subject matter on the Haryana Online Building Plan Approval (HOBPAS) has been checked for setbacks, height, FAR, ground coverage, room areas and height in accordance with provisions of the Haryana Building Code 2017 and found correct.
2. It is further to inform that this self-certificate has been issued subject to following verifications and confirmation by concern:
 - a. Ownership documents.
 - b. Site parameters.
 - c. Applicability of other laws such as the Haryana Development and Regulation of Urban Areas Act, 1975, the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and other applicable Acts.
 - d. No Dues w.r.t pending fees/ charges like property tax or development charge, labour cess.
 - e. if any objection is raised by Fire department or Public Health Services department within 7 days of the grant of approval.
3. In case of any discrepancies found in reference to conditions stated in 2 above, the self-certificate will be deemed null and void and action with respect to cancellation of registration of the professional will be initiated.
4. The self-certificate is hereby issued with respect to following:
 - a. The self-certificate will be valid for 2 years only i.e. upto 19/07/2025, within which the applicant is required to complete construction and apply for Occupation Certificate. In case of non-completion of building within 2 years time period, the applicant shall get its building plan revalidated before expiry of validity.
 - b. The applicant shall self certify that that the construction of building upto Damp Proof Course (DPC) level is as per sanctioned plan, on HOBPAS.
 - c. The applicant shall comply with the other provisions of the Haryana Building Code.
 - d. The structural responsibility of the construction shall be entirely of the owner/ supervising architect/ engineers of the Scheme.

5. In case of withdrawal of professional services in respect of subject cited plot, the same must be reflected in the HOBPAS dashboard immediately along with reasons thereof.
6. The applicant shall comply with provisions or measures directed under various notifications/ orders/ policies/ rules by HUDA, HAREDA, PHED, Fire Department, Labour Department, Pollution Control Board, Environment Department, etc.

Disclaimer:

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- Approval of Building Plans will never be admissible as the proof of ownership by the applicant.
- The building plan approved under self certification will be a provisional approval by the MC and it will be deemed to be approved only after obtaining the Occupancy Certificate with the prescribed time period (as mentioned in the latest Haryana Building Code) after the approval of building plan.
- The applicant is not allowed to sell plot before obtaining on the basis of approved building plan. It can only be done after obtaining the occupancy certificate. If done otherwise, the building plan is deemed to be revoked. The registration authority shall ensure before executing registry of plot that the applicant has obtained building plan approval and occupancy certificate from the concerned MC.
- This confirmation is based upon the information provided by the architect and plot owner.



**This is a computer generated statement and does not require a signature.

BRS III

(See Rule 44 of act 1963)

Vakul Mittal, Architect. CA/2010/50178
VMA Architects, 1023, JMD Megapolis, Sector 48, Gurugram, 122001

To

SH. VIJAY KUMAR IN COLLABORATION WITH M/S TERRA INFRACON PRIVATE LIMITED THROUGH ITS
AUTHORIZED SIGNATORY MR. DISHANT SANDUJA (Registered Office B-52AB, 2nd Floor, Kalkaji, New Delhi
110019)

Memo No. **VMA/ULBSOHNA/23-015**

Dated: 31-07-2023

Sub: **Approval of Building Plans of Plot No. 175, Affordable Residential Plotted Housing Town
Planning Scheme (Under DDJY Policy -2016), Precore City, Baluda Road, Sohna, Gurugram, Hr.**

Ref: Application No.

Dated:

PROCEDURE OF APPROVAL OF BUILDING PLANS

(under self certification policy implemented from 01-11-2011)

1. That you will abide by the Haryana Building Code 2017.
2. If plot falls in unlicensed area shall be treated as cancelled.
3. That plan is being approved without prejudice to the status of licences of the colony.
4. You will get the setbacks of your building(s) checked at plinth level and obtain a certificate from this office before proceeding with the super structure.
5. That you will get occupation certificate from competent authority before occupying the above building.
6. That you will provide rain water harvesting system as per direction of Authority.
7. The responsibility of the structure design, the structural stability and the structure safety against the earthquake of the building block shall be solely of the Structure Engineer/ Owner.
8. Subject to the condition that basement setback shall be minimum by 8'-0" from the common wall in the event the adjoining plot is built up without basement adjoining the common wall.
9. That you will not propose building into any use other than residential purposes otherwise this approval shall be automatically cancelled and appropriate action as per rule will be initiated.

One copy of the sanctioned plan is enclosed herewith for your further necessary action.

VAKUL MITTAL
COA No. CA/2010/50178
1023, 10th Floor, JMD Megapolis
Sector-48, Gurgaon-122001
Ph: 0124-4978484
Architect

Endsr No. _____

Dated: _____

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

1. Owner

Architect

Directorate of Urban Local Bodies
Bays 11-14, Sector 4, Panchkula Urban Estate, Haryana 134112
Tel- 0172-2570020 ; Email - dulbhry@hry.nic.in

FORM OF SANCTION UNDER SELF CERTIFICATION

From:

SOHNA MUNICIPAL COUNCIL

To:

Sh. Vijay Kumar In Collaboration with M/S Terra Infracon Private Limited through its Authorized Signatory Mr. Dishant Sanduja (Registered Office At B-52AB, 2nd Floor, Kalkaji, New Delhi, N/A, 2nd Floor, Kalkaji, New Delhi, 2nd Floor, Kalkaji, New Delhi, Kalkaji, New Delhi, 110019, Kalkaji, New Delhi)

Application Number - ULB-665/23-24

Date- 19/07/2023

Site Detail/ address: **Plot No - 176, PlotArea - 121.38, KillaNo - N/A, StreetNo - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda road Sohna Gurugram Haryana, LandMark - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda road Sohna Gurugram Haryana, City - Sector-7 Baluda road Sohna Gurugram Haryana, District - Sohna Gurugram Haryana, Pincode - 122103**

Subject - Confirmation of submission of building plan under self certification in respect of Plot No - 176, PlotArea - 121.38, KillaNo - N/A, StreetNo - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda road Sohna Gurugram Haryana, LandMark - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda road Sohna Gurugram Haryana, City - Sector-7 Baluda road Sohna Gurugram Haryana, District - Sohna Gurugram Haryana, Pincode - 122103 with Application ID ULB-665/23-24 dated : 18/07/2023

1. It is to inform that the above referred building plan application received under subject matter on the Haryana Online Building Plan Approval (HOBPAS) has been checked for setbacks, height, FAR, ground coverage, room areas and height in accordance with provisions of the Haryana Building Code 2017 and found correct.
2. It is further to inform that this self-certificate has been issued subject to following verifications and confirmation by concern:
 - a. Ownership documents.
 - b. Site parameters.
 - c. Applicability of other laws such as the Haryana Development and Regulation of Urban Areas Act, 1975, the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and other applicable Acts.
 - d. No Dues w.r.t pending fees/ charges like property tax or development charge, labour cess.
 - e. if any objection is raised by Fire department or Public Health Services department within 7 days of the grant of approval.
3. In case of any discrepancies found in reference to conditions stated in 2 above, the self-certificate will be deemed null and void and action with respect to cancellation of registration of the professional will be initiated.
4. The self-certificate is hereby issued with respect to following:
 - a. The self-certificate will be valid for 2 years only i.e. upto 19/07/2025, within which the applicant is required to complete construction and apply for Occupation Certificate. In case of non-completion of building within 2 years time period, the applicant shall get its building plan revalidated before expiry of validity.
 - b. The applicant shall self certify that that the construction of building upto Damp Proof Course (DPC) level is as per sanctioned plan, on HOBPAS.
 - c. The applicant shall comply with the other provisions of the Haryana Building Code.
 - d. The structural responsibility of the construction shall be entirely of the owner/ supervising architect/ engineers of the Scheme.

5. In case of withdrawal of professional services in respect of subject cited plot, the same must be reflected in the HOBPAS dashboard immediately along with reasons thereof.
6. The applicant shall comply with provisions or measures directed under various notifications/ orders/ policies/ rules by HUDA, HAREDA, PHED, Fire Department, Labour Department, Pollution Control Board, Environment Department, etc.

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- The applicant is not allowed to sell plot before obtaining on the basis of approved building plan. It can only be done after obtaining the occupancy certificate. If done otherwise, the building plan is deemed to be revoked. The registration authority shall ensure before executing registry of plot that the applicant has obtained building plan approval and occupancy certificate from the concerned MC.
- This confirmation is based upon the information provided by the architect and plot owner.



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BRS III

(See Rule 44 of act 1963)

Vakul Mittal, Architect, CA/2010/50178
VMA Architects, 1023, JMD Megapolis, Sector 48, Gurugram, 122001

To

SH. VIJAY KUMAR IN COLLABORATION WITH M/S TERRA INFRACON PRIVATE LIMITED THROUGH ITS
AUTHORIZED SIGNATORY MR. DISHANT SANDUJA (Registered Office B-52AB, 2nd Floor, Kalkaji, New Delhi
110019)

Memo No. **VMA/ULBSOHNA/23-016**

Dated: 31-07-2023

Sub: **Approval of Building Plans of Plot No. 176, Affordable Residential Plotted Housing Town
Planning Scheme (Under DDJY Policy -2016), Precore City, Baluda Road, Sohna, Gurugram, Hr.**

Ref: Application No.

Dated:

PROCEDURE OF APPROVAL OF BUILDING PLANS
(under self certification policy implemented from 01-11-2011)

1. That you will abide by the Haryana Building Code 2017.
2. If plot falls in unlicensed area shall be treated as cancelled.
3. That plan is being approved without prejudice to the status of licences of the colony.
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5. That you will get occupation certificate from competent authority before occupying the above building.
6. That you will provide rain water harvesting system as per direction of Authority.
7. The responsibility of the structure design, the structural stability and the structure safety against the earthquake of the building block shall be solely of the Structure Engineer/ Owner.
8. Subject to the condition that basement setback shall be minimum by 8'-0" from the common wall in the event the adjoining plot is built up without basement adjoining the common wall.
9. That you will not propose building into any use other than residential purposes otherwise this approval shall be automatically cancelled and appropriate action as per rule will be initiated.

One copy of the sanctioned plan is enclosed herewith for your further necessary action.

MR. VAKUL MITTAL
COA No. CA/2010/50178
1023, 10th Floor, JMD Megapolis
Sector-48, Gurgaon-122001
Ph: 0124-4978484
Architect

Endsr No. _____

Dated: _____

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

1. Owner

Architect

Directorate of Urban Local Bodies
Bays 11-14, Sector 4, Panchkula Urban Estate, Haryana 134112
Tel- 0172-2570020 ; Email - dulbhry@hry.nic.in

FORM OF SANCTION UNDER SELF CERTIFICATION

From

SOHNA MUNICIPAL COUNCIL

To

Sh. Vijay Kumar in Collaboration with M/S Terra Infracon Private Limited through its Authorized Signatory Mr. Dishant Sanduja (Registered Office: At B-52AB, 2nd Floor, Kalkaji, New Delhi, N/A, 2nd Floor, Kalkaji, New Delhi, 2nd Floor, Kalkaji, New Delhi, Kalkaji, New Delhi, 110019, Kalkaji, New Delhi)

Application Number - ULB-666/23-24

Date- 19/07/2023

Site Detail/ address: **Plot No - 177, PlotArea - 121.38, KillaNo - N/A, StreetNo - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda road Sohna Gurugram Haryana, LandMark - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda road Sohna Gurugram Haryana, City - Sector-7 Baluda road Sohna Gurugram Haryana, District - Sohna Gurugram Haryana, Pincode - 122103**

Subject - Confirmation of submission of building plan under self certification in respect of Plot No - 177, PlotArea - 121.38, KillaNo - N/A, StreetNo - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda road Sohna Gurugram Haryana, LandMark - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda road Sohna Gurugram Haryana, City - Sector-7 Baluda road Sohna Gurugram Haryana, District - Sohna Gurugram Haryana, Pincode - 122103 with Application ID ULB-666/23-24 dated : 18/07/2023

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 - a. Ownership documents.
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 - d. No Dues w.r.t pending fees/ charges like property tax or development charge, labour cess.
 - e. If any objection is raised by Fire department or Public Health Services department within 7 days of the grant of approval.
3. In case of any discrepancies found in reference to conditions stated in 2 above, the self-certificate will be deemed null and void and action with respect to cancellation of registration of the professional will be initiated.
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 - b. The applicant shall self certify that that the construction of building upto Damp Proof Course (DPC) level is as per sanctioned plan, on HOBPAS.
 - c. The applicant shall comply with the other provisions of the Haryana Building Code.
 - d. The structural responsibility of the construction shall be entirely of the owner/ supervising architect/ engineers of the Scheme.

5. In case of withdrawal of professional services in respect of subject cited plot, the same must be reflected in the HOBPAS dashboard immediately along with reasons thereof.
6. The applicant shall comply with provisions or measures directed under various notifications/ orders/ policies/ rules by HUDA, HAREDA, PHED, Fire Department, Labour Department, Pollution Control Board, Environment Department, etc.

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- This confirmation is based upon the information provided by the architect and plot owner.



**This is a computer generated statement and does not require a signature

BRS III

(See Rule 44 of act 1963)

Vakul Mittal, Architect, CA/2010/50178
VMA Architects, 1023, JMD Megapolis, Sector 48, Gurugram, 122001

To

SH. VIJAY KUMAR IN COLLABORATION WITH M/S TERRA INFRACON PRIVATE LIMITED THROUGH ITS
AUTHORIZED SIGNATORY MR. DISHANT SANDUJA (Registered Office B-52AB, 2nd Floor, Kalkaji, New Delhi
110019)

Memo No. **VMA/ULBSOHNA/23-017**

Dated: 31-07-2023

Sub: **Approval of Building Plans of Plot No. 177, Affordable Residential Plotted Housing Town
Planning Scheme (Under DDJY Policy -2016), Precore City, Baluda Road, Sohna, Gurugram, Hr.**

Ref: Application No.

Dated:

PROCEDURE OF APPROVAL OF BUILDING PLANS
(under self certification policy implemented from 01-11-2011)

1. That you will abide by the Haryana Building Code 2017.
 2. If plot falls in unlicensed area shall be treated as cancelled.
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 6. That you will provide rain water harvesting system as per direction of Authority.
 7. The responsibility of the structure design, the structural stability and the structure safety against the earthquake of the building block shall be solely of the Structure Engineer/ Owner.
 8. Subject to the condition that basement setback shall be minimum by 8'-0" from the common wall in the event the adjoining plot is built up without basement adjoining the common wall.
 9. That you will not propose building into any use other than residential purposes otherwise this approval shall be automatically cancelled and appropriate action as per rule will be initiated.
- One copy of the sanctioned plan is enclosed herewith for your further necessary action.

DR. VAKUL MITTAL
COA No. CA/2010/50178
1023, 10th Floor, JMD Megapolis
Sector-48, Gurugram-122001
Pin: 0124-4973494

Architect

Enclsr No. _____

Dated: _____

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

1. Owner

Architect

Directorate of Urban Local Bodies
Bays 11-14, Sector 4, Panchkula Urban Estate, Haryana 134112
Tel- 0172-2570020 ; Email - dulbhry@hry.nic.in

FORM OF SANCTION UNDER SELF CERTIFICATION

From

SOHNA MUNICIPAL COUNCIL

To

URMILA KUMARI IN COLLABORATION WITH M/S TERRA INFRACON PRIVATE LIMITED THROUGH ITS AUTHORIZED SIGNATORY MR. DISHANT SANDIJA (Registered Office At B-52AB, 2nd Floor, Kalkaji, New Delhi, N/A, 2nd Floor, Kalkaji, New Delhi, 2nd Floor, Kalkaji, New Delhi, Kalkaji, New Delhi, 110019, Kalkaji, New Delhi)

Application Number - ULB-667/23-24

Date- 19/07/2023

Site Detail/ address: Plot No - 178, PlotArea - 122.29, KillaNo - N/A, StreetNo - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda road Sohna Gurugram Haryana, LandMark - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda road Sohna Gurugram Haryana, City - Sector-7 Baluda road Sohna Gurugram Haryana, District - Sohna Gurugram Haryana, Pincode - 122103

Subject - Confirmation of submission of building plan under self certification in respect of Plot No - 178, PlotArea - 122.29, KillaNo - N/A, StreetNo - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda road Sohna Gurugram Haryana, LandMark - Affordable Residential Plotted Housing Town Planning scheme at Sector-7 Baluda road Sohna Gurugram Haryana, City - Sector-7 Baluda road Sohna Gurugram Haryana, District - Sohna Gurugram Haryana, Pincode - 122103 with Application ID ULB-667/23-24 dated : 18/07/2023

1. It is to inform that the above referred building plan application received under subject matter on the Haryana Online Building Plan Approval (HOBPAS) has been checked for setbacks, height, FAR, ground coverage, room areas and height in accordance with provisions of the Haryana Building Code 2017 and found correct.
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 - a. Ownership documents.
 - b. Site parameters.
 - c. Applicability of other laws such as the Haryana Development and Regulation of Urban Areas Act, 1975, the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and other applicable Acts.
 - d. No Dues w.r.t pending fees/ charges like property tax or development charge, labour cess.
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 - a. The self-certificate will be valid for 2 years only i.e. upto 19/07/2025, within which the applicant is required to complete construction and apply for Occupation Certificate. In case of non-completion of building within 2 years time period, the applicant shall get its building plan revalidated before expiry of validity.
 - b. The applicant shall self certify that that the construction of building upto Damp Proof Course (DPC) level is as per sanctioned plan, on HOBPAS.
 - c. The applicant shall comply with the other provisions of the Haryana Building Code.

- d. The structural responsibility of the construction shall be entirely of the owner/ supervising architect/ engineers of the Scheme.
5. In case of withdrawal of professional services in respect of subject cited plot, the same must be reflected in the HOBPAS dashboard immediately along with reasons thereof.
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- Any ambiguity w.r.t. building plans will not be admissible in the civil courts, as the HOBPAS is operating at state level as a centralized system.
- Approval of Building Plans will never be admissible as the proof of ownership by the applicant.
- The building plan approved under self certification will be a provisional approval by the MC and it will be deemed to be approved only after obtaining the Occupancy Certificate with the prescribed time period (as mentioned in the latest Haryana Building Code) after the approval of building plan.
- The applicant is not allowed to sell plot before obtaining on the basis of approved building plan. It can only be done after obtaining the occupancy certificate. If done otherwise, the building plan is deemed to be revoked. The registration authority shall ensure before executing registry of plot that the applicant has obtained building plan approval and occupancy certificate from the concerned MC.
- This confirmation is based upon the information provided by the architect and plot owner.



**This is a computer generated statement and does not require a signature

BRS III

(See Rule 44 of act 1963)

Vakul Mittal, Architect. CA/2010/50178
VMA Architects, 1023, JMD Megapolis, Sector 48, Gurugram, 122001

To

URMILA KUMARI IN COLLABORATION WITH M/S TERRA INFRACON PRIVATE LIMITED THROUGH ITS
AUTHORIZED SIGNATORY MR. DISHANT SANDUJA (Registered Office B-52AB, 2nd Floor, Kalkaji, New Delhi
110019)

Memo No. **VMA/ULBSOHNA/23-018**

Dated: 31-07-2023

**Sub: Approval of Building Plans of Plot No. 178, Affordable Residential Plotted Housing Town
Planning Scheme (Under DDJY Policy -2016), Precore City, Baluda Road, Sohna, Gurugram, Hr.**

Ref: Application No.

Dated:

PROCEDURE OF APPROVAL OF BUILDING PLANS
(under self certification policy implemented from 01-11-2011)

1. That you will abide by the Haryana Building Code 2017.
2. If plot falls in unlicensed area shall be treated as cancelled.
3. That plan is being approved without prejudice to the status of licences of the colony.
4. You will get the setbacks of your building(s) checked at plinth level and obtain a certificate from this office before proceeding with the super structure.
5. That you will get occupation certificate from competent authority before occupying the above building.
6. That you will provide rain water harvesting system as per direction of Authority.
7. The responsibility of the structure design, the structural stability and the structure safety against the earthquake of the building block shall be solely of the Structure Engineer/ Owner.
8. Subject to the condition that basement setback shall be minimum by 8'-0" from the common wall in the event the adjoining plot is built up without basement adjoining the common wall.
9. That you will not propose building into any use other than residential purposes otherwise this approval shall be automatically cancelled and appropriate action as per rule will be initiated.

One copy of the sanctioned plan is enclosed herewith for your further necessary action.

VAKUL MITTAL
COA No. CA/2010/50178
1023, 10th Floor, JMD Megapolis
Sector-48, Gurgaon-122001
Ph: 0124-4978484

Architect

Endsr No. _____

Dated: _____

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

1. Owner

Architect