



HSIIDC

Haryana State Industrial & Infrastructure Development Corporation Ltd. Industrial Model Township, Rohtak.
Tel. 01262-287029, 287425 E mail: -ipd.rohtak@hsiidc.org.in
(A State Government Undertaking)

Memo no.:- NO:HSIIDC/IPD/IMT/RTK/23/28

Dated:- 14/05/24

BR-III
(See Code 4.2 (4))
Form of Sanction

To,

M/s HL Residency,
Unit No.08, HL City, Sector-37,
Commercial Complex, Bahadurgarh (Haryana)

Subject:- Approval of Building Plans for Group Housing Site at Plot no. GH-03, Sector-30B, Phase-II, IMT - Rohtak.

Ref:- Your application dated 02/05/2024 for the Permission to erect the Group Housing Building on Plot no. GH-03, Sector-30-B, Phase-II, IMT - Rohtak.

The subject cited application was examined by Supervising Committee (HQ) and considered the case subject to fulfillment of various terms and conditions. Accordingly, the permission is hereby grants subject to following conditions:

The permission is hereby grants for the aforesaid construction subject to the provisions of the Haryana Scheduled Roads & Controlled Areas Restriction of Unregulated Development Act, 1963 Rules 1965 and Haryana Building Code - 2017 (as amended from time to time) and the Zoning Plan framed there under along with special reference to the following conditions:

1. The Building Plans are valid for a period of 05 years from the date of issuance of sanction, subject of terms and condition of the agreement executed with the Haryana State Industrial & Infrastructure Development Corporation here in referred as Corporation.
2. You shall obtain the DPC certificate before going for further construction of the building as per the approved plans.
3. The structural responsibility of the construction shall be entirely of the allottee & supervising architect/Supervising Engineer/Empanelled Structural Engineer /Proof Consultant.
4. The Allottee/ Architect/Engineer of the said project is entirely responsible for the Structural Stability of the building. Allottee shall carry out construction at site as per the certificate of the empanelled Structural Engineer submitted with the Building Plans conveying that the Structural Design of the building is safe in respect to all type of dead loads, live loads, wind pressure and structure safety from the earthquake of the intensity excepted under zone IV.
5. The Structural Engineer shall design the slab of the underground water tank and roof of outer part of Basement if any as per the latest National Building Code, I.S. Codes and takes into account the seismic loads and safety from earthquake to the intensity expected under Zone IV of IS 1893 that it can take the load of Fire Tender.
6. Green building measures and incentives as per HBC Code No. 6.5 :- You shall deposit an amounting Rs. 47,02,973/- on additional FAR granted as incentive under Code 6.5 as per Haryana Building Code-2017 (as amended from time to time) within 15 days from issuance of this letter.
7. You shall submit the certificate from IGBC (Indian Green Building Council) in lieu of avail the benifit of additional 12 % FAR within 15 days from the issuance of this letter. Till date you shall not start any construction at site/launch of this project. Further, if the rating is not as per 12 % additional FAR, therefore, this approval shall be treated as null and void and you shall apply for revision of Building Plans. Further, you shall provide the Community facilities

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Corporate Indentity Number: U29199HR1967SGC034545





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in the area reserved for Community Buildings in the plan as per norms and the same shall not be sale in future.

8. You shall abide by the Zoning Regulations and Haryana Building Code-2017 (as amended from time to time), failing which action shall be initiated as per Act/Rules/Code.
9. The stillt height of the Building Plans is 6 Meter. You shall be use the space of stillt only for the purpose of parking. In case, any violation found at any stage, HSIIDC reserves the right to take action as per Act/Rules/Code/Conditions of this letter.
10. You shall submit the NOC from Airport Authoirty of India.

Further That:-

- a. The building shall be constructed as per the structure design submitted by you and as certified by your structure engineer that the same has been designed as per the provisions of NBC and relevant IS code for all seismic load, all dead and live loads wind pressure and structural safely from earthquake of the intensity expected under Zone-IV.
- b. All Material to be used for erection of building shall conform to I.S.I. and N.B.C. standard.
- c. No walls/ ceiling shall be constructed of easily inflammable material and stair cases shall be built of the Fire resistant material as per standard specification.
- d. The roof slab of the basement external to the building if any shall be designed/ constructed to take the load of Fire tender upto 45 tones. Basement shall not be constructed beyond zoned area or in case existing adjacent building, setback of 2.4 mtrs shall be taken from the existing adjacent building.

11. FIRE SAFETY:-

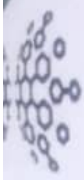
- (i) The allottee and the Supervising Architect of the project shall be entirely responsible for making provisions of fire safety and firefighting measures and shall abide by all fire safety bye laws.
 - (ii) That you shall get approved the firefighting scheme in accordance with The Haryana Fire and Emergency Services Act 2022 (as amended from time to time) and directions issued by the Director, Haryana Fire Service, Haryana, before starting the construction work at site.
 - (iii) You will ensure the provision of proper fire safety measures as per the provisions of Rules 1965/NBC and the same should be got certified from the office of Director, Local Bodies, Haryana, Chandigarh and submit the same within 60 days before starting the construction at site and NOC at the time of grant of occupation certificate.
 - (iv) No Walls / Ceiling shall be constructed of easily inflammable material and staircase shall be build of the fire resistant material as per standard specification.
12. The basement shall not be used as storage in any manner. It shall be used only for parking and services as mentioned in the approved zoning plan.
 13. Lift with 100% stand by generators along with automatic switchover would be essential. Separate Ramps for entry and exist with clear width of four meters each shall be provided. The slope of ramp shall not be steeper than 1:10.
 14. No addition and alteration in the building plans/ layout plans shall be made without prior approval of HSIIDC. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of Competent Authority.
 15. It shall be the sole responsibility of the allottee to undertake precautionary measures to ensure safety of men and material during the construction period of the building and also after Completion of building allottee shall also ensure compliance of labour rules for ensuring labour safety during construction of the building.

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16. The layout showing the electric installation shall have to be got approved from the chief Electrical Inspector Haryana, before execution of work at site.
17. Electric Sub Station/Generator room if provided should be on solid ground near DG/LT. Control Panel on Ground Floor or in upper Basement and it should be located on outer periphery with fencing of the building, the same should be got approved from the Chief Electrical Inspector Haryana.
18. You shall not occupy the building or part of building without obtaining the Occupation Certificate from the Competent Authority, HSIIDC.
19. A note has been given on all the plans that building is artificially lighted and mechanically ventilated as per the provisions in National Building Code which is to be complied with strictly.


16 Water Supply:-

- (i) The distribution arrangement of potable water shall be made by you. You will ensure adequate constant and reliable water supply required under in rules.
- (ii) You shall make suitable arrangement for disposal of the waste water in accordance with the norms set up by Haryana State Board for prevention and control of water pollution and shall not discharge waste water in open /plain ground.
- (iii) That the work of PH Service be got executed as per standard design& specification.
- (iv) It is made clear to you that roof top rain water harvesting system shall be provided by you as per norms and shall be kept operational all the time.
- (v) That the flushing cistern will be of suitable capacity.
- (vi) HSIIDC shall not provide any kind of facility to the premises made by you at your own arrangements.
- (vii) The allottee shall make provisions of piping/ plumbing arrangement for maximum use of treated waste water in their premises as in washroom/toilets.
- (viii) The W.C. and urinals provided in the buildings shall conform to the National Building Code, 2005.

17 General:-

- (i) You shall provide alternate source of electric for functioning of lifts, common area lights, water supply, sewerage and storm water drainage scheme by providing generator set of required capacity.
- (ii) All pipes, fixtures fitting pump; General set and filtration plant etc shall be conforming to relevant IS specification and ISI marked.
- (iii) The rain water harvesting systems shall be provided as per C.G.W. Authority norms /Haryana Government notification.
- (iv) The use of solar water heating system as per norms specified by HAREDA is mandatory and shall be made operational in each building block before applying for an Occupation Certificate.
- (v) That you shall strictly comply with the directions of MOEF Guidelines, 2010 (as amended from time to time) while raising construction.
- (vi) It is made clear that even if constructions have been started after seeking Environmental Clearance under the EIA notification 2006 and after taking other travel but is being carried out without taking the preventive and protective environmental steps as stated in this order and MOEF guidelines, 2010, the State Government, SPCB and any officer of any department as aforesaid shall be entitled to direct stoppage of work.
- (vii) You shall dispose of the replacement water by using the same for the watering of landscaped area in the colony of the same by disposed of into the rain water harvesting system.
- (viii) You shall pay all taxes and abide all bye-laws / notification of Government to be issued time to time.

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- (ix) You shall obtain clearance / NOC from the Ministry of Environment and Forest as per the provision of the notification number S.O. 1533 (E) Dated 14.09.06, issued by Ministry of Environment and Forest Govt. of India before starting the construction/execution of development at site.
- (x) If you fail to obtain fire scheme approval from the competent authority within 60 days from the date of issuance of this letter or prior to start of the construction whichever is earlier in such case this sanction of building will automatically become void & abinitio and plan will be treated as cancelled.
- (xi) The Building should conform to the requirements of Energy Conservation Act 2007. You shall use only Light Emitting Diode (LED) Lamps fitting for internal lighting, as well as campus Lighting. You shall use energy efficient industrial electronics motors only. The products of star rating 5 for electric appliances such as frost free refrigerators, Air conditioners & distribution transformers shall be used.
- (xii) That the allottee shall deposit Cess @ 1% of the estimated cost of construction to Assistant Director, Industrial Safety & Health, Labour Department Haryana as applicable under the building and other Construction Workers Welfare Cess Act, 1996 as amended from time to time.
- (xiii) You shall ensure that only dual two button or lever flush system in toilets to save clean drinking water.
- (xiv) In compliance to the order of Hon'ble High court in CWP no. 17296 of 2011, Sh. Krishan Lal Gera V/s. State Haryana & Others, you have to ensure that proper parking arrangement of vehicle will be made by you within the premises and no vehicle will be allowed to park outside the premises.
- (xv) You shall obtain NOC from Airport Authority of India, if height of your building increases beyond 30 Mt.
- (xvi) You shall submit the lifts Operational certificate from Inspector of Lifts Govt. of Haryana.
- (xvii) That you shall ensure the installation of Solar Photovoltaic Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016 (as amended from time to time)
- (xviii) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the Air in any form.
- (xix) The vehicles carrying construction material and construction debris of any kind should be cleaned before it is permitted to ply on the road after unloading of such material.
- (xx) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- (xxi) Every owner and or builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relating to dust emission.
- (xxii) It shall be the responsibility of owner/builder to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of Hon'ble NGT order dated 10.04.2015.
- (xxiii) All to take appropriate measures and to ensure that the terms and conditions of Hon'ble NGT order dated 10.04.2015 referred above in OA No. 21 of 2014 and earlier orders passed in said case should strictly comply with by fixing sprinklers, creations of green air barriers.
- (xxiv) Compulsory use of wet jet in grinding and stone cutting.
- (xxv) Allottee shall make the provision of ramp and toilet for Differently-abled persons as per the approved specifications / building bye-laws.

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- (xxvi) The allottee shall not bore the tube well at site without obtaining the prior permission of Competent Authority.
- (xxvii) No addition / alteration of the building and plans/ layout plans shall be made without the prior approval of Director Controlled Area-cum-MD, HSIIDC.
- (xxviii) You shall deposit dues, if any pending or observed during the Audit as and when demanded by HSIIDC office.
- (xxix) In case of any discrepancies in the land/building documents or scrutiny fees, the sanction will be deemed null and void.
- (xxx) Garbage collection center of appropriate size shall be provided within the site.
- (xxxi) At least 15% of the total site area shall be developed as organized open space i.e. tot-lots and play ground.
- (xxxii) If, you have constructed area more than 500 Sq. Mt. mandatory to registration of projects on dust management portal as per the letter issued by regional office Rohtak vide letter no. HSPCB/ROH/2023/95-105 on dated 29.09.2023.

18. BAR ON SUB-DIVISION OF SITE.

- (i) The site of the Group Housing shall be governed by the Haryana Apartment ownership Act - 1983 and rules framed there under.
- (ii) Sub-division of the site shall not be permitted, in any circumstances.

19. GATE POST AND BOUNDARY WALL

- (i) No main gate or wicket gate shall be allowed to open on the sector road/public open space.

20. BUILDING BYE-LAWS:

- (i) The construction of the building/ buildings shall be governed by provisions of the Haryana Building Code, 2017. On the points where such rules are silent and stipulate no condition or norm, the model building byelaw issued by the Indian Standards, and as given in the National Building Code of India shall be followed.
- (ii) If any variation from zoning plan, Haryana Building Code, 2017 and National Building Code found, it should be rectified at the level of Architect/Owner.

21. ACCOMMODATION FOR SERVICE POPULATION

- (i) For this purpose conditions of agreement executed with HSIIDC was referred.

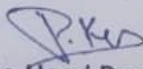
22. You shall deposit dues, if any pending or observed during the Audit as and when demanded by HSIIDC office.

If any infringement of bye laws remains unnoticed, the Corporation reserves the right to amend the plan as and when any such infringement comes to its notice after giving an opportunity of being heard.


The sanction will be null-n-void, if any of the conditions mentioned above are not complied with.


DA/One set of Building Plans.

Checked by


Circle Head Draftsman

Verified by


Assistant Town Planner


Divisional Town Planner
HSIIDC, IMT Rohtak.

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

1. The Chairman, Supervising Committee-cum-STP(HQ), HSI IDC, C-13 &14, Sector-06, Panchkula.
2. E.M (Estate), HSI IDC, IMT- Rohtak.
3. A.G.M (Engg. Div.), HSI IDC, IMT - Rohtak.
4. Deputy Director, (Technical)-I, Director General, Fire Service, Haryana Panchkula.
5. Deputy Director, Industrial Safety & Health, Labour Department, Rohtak for collecting Labour Cess.
6. Haryana State Pollution Control Board Regional Office, Rohtak.
7. ADC Rohtak cum CPO, Haryana Renewable Energy Development Agency, Zila Vikas Bhawan, Rohtak.
8. IGBC, CII - Sohrabji Godrej Green Business Centre - Survey No 64, Kothaguda Post Near Kothaguda Cross Roads Ranga Reddy Distt Hyderabad - 500084.
9. Chairman, Airport Authority of India, Northern Region operational Offices Complex, Rangpuri, New Delhi-110037.

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