

From: dtp gurugram <[dtpggn.buildingplan@gmail.com](mailto:dtpggn.buildingplan@gmail.com)>

Sent: 26 December 2022 18:50

To: VISHAL SHARMA <[Vishal@inconfluence.com](mailto:Vishal@inconfluence.com)>; Mukesh <[mukesh@inconfluence.com](mailto:mukesh@inconfluence.com)>

Cc: [sunilkkhtakar@m3mindia.com](mailto:sunilkkhtakar@m3mindia.com)

Subject: Approval of Proposed Building Plans of Plot No. 1 to 14, 27, 28, 33, 34, 35, 36, 41 to 74, 91 to 109, 35 to 146, 160 to 176, 263 to 297, 300 to 324 & 338 to 358 (Type-A1), Total 183 Plots of Affordable Residential Plotted Colony bearing License No. 195...

Dear Architect,

The proposed residential building plans under subject matter as received in this office under self-certification policy have been checked vis-à-vis zoning provisions and provisions of HBC-2017 in reference to setbacks, height, position of gate, FAR and ground coverage and found correct. Please ensure that rest of provisions of HBC-2017 as well as ownership /other parameters are complied with /again ensured, before issuing approval to the owner /applicant and ensure that approval letter and approved building plan and CD are submitted by you in this office as well as O/o DTP (Enforcement), Gurugram within 15 days from this technical approval, failing which strict disciplinary action shall be initiated for withdrawal of technical approval. A copy of the approval letter may also be submitted to the concerned colonizer.

Further, in case of your withdrawal of professional services in respect of subject cited, plots the intimation regarding the same must be conveyed immediately along-with reasons thereof, to this office under intimation to District Town Planner (Enf.), Gurugram and you shall be liable to follow the measures prescribed in the Self Certification Policy, failing which action as per Act /Rules/Policy shall be initiated. Further, the following condition should be imposed in BR-III issued by you to the applicant:-

- 1 That you shall abide by the terms & conditions as mentioned in Deen Dayal Jan Awas Yojna (DDJAY-2016).
- 2 These plans are approved with FAR of 264% as per the permissible FAR mentioned in policy dated 14.08.2020. Any enhanced FAR shall be got approved for which you shall be liable to pay the additional fee/ charges as per the instructions framed by Govt. from time to time.
- 3 That you shall abide by the Punjab Scheduled Roads and Controlled Area restriction of Unregulated Development Act, 1963 and rules framed there under.
- 4 The building plans shall be treated as cancelled if the plot falls in an unlicensed area.
- 5 These plots are not frozen by the Department in the layout plan.
- 6 The subject cited approval is valid for two years.
- 7 This plan is being approved without prejudice to the validity of the license of the colony.
- 8 You shall get the setbacks of your building(s) checked at plinth level and obtain a certificate from this office before proceeding with the super structure.
- 9 That you shall get occupation certificate from the competent authority before occupying the above said building.
- 10 That you shall provide a rain water harvesting system as proposed in the building plan.

- 11 That responsibility of the structural design & structural stability against the earthquake of the building block shall be solely of the Architect / Owner.
- 12 That the basement setback shall be minimum 2.4 mtr from the common wall in the event the adjoining plot is built-up without basement.
- 13 That you shall not use the proposed building other than residential purposes and shall not raise any further construction without getting the approval of competent authority otherwise this approval shall be automatically cancelled and appropriate action as per rule will be initiated.
- 14 That you shall not apply for occupation certificate till all the development works in the licensed colony are completed and functional.
- 15 Solar assisted water heating system shall have to be provided as per prevailing Government Policies / Norms.
- 16 That you shall abide by the conditions as declared in the affidavit. If you breach any of the conditions laid down in the said affidavit the approval of the building plan deemed to be cancelled.
- 17 That you shall also comply with the conditions as approved/conveyed from time to time by the Govt.
- 18 That you shall adhere to the guidelines issued by Director General, Town & Country Planning on 14.05.2015 (Circulated by this office on 27.05.2015) in reference to orders dated 10.04.2015 of Hon'ble National Green Tribunal in O.A. No. 21 of 2014 i.e. Vardhman Kaushik Vs. Union of India & Ors and order dated 21.04.2017 passed by Commissioner, Municipal Corporation, Gurugram (MCG) regarding construction & demolition waste management at site.
- 19 This sanction will be void ab initio if any of the conditions mentioned above are not complied with.
- 20 You shall submit the BRS-III alongwith copy of plans duly signed by you related to all these plots in 15 days of this technical approval.
- 21 This sanction is granted subject to validity of license.

In addition to above, it is also directed to obtain the PH services report from concerned XEN's HSNVP before issuance of BRS-III to the applicant.

The copy of BRS-III shall also be endorsed to the Regional Officer of Haryana State Pollution Control Board, Gurugram.

With Regards  
DTP (P), GGN.

From: dtp gurugram <[dtpggn.buildingplan@gmail.com](mailto:dtpggn.buildingplan@gmail.com)>

Sent: 26 December 2022 18:55

To: VISHAL SHARMA <[Vishal@inconfluence.com](mailto:Vishal@inconfluence.com)>; Mukesh <[mukesh@inconfluence.com](mailto:mukesh@inconfluence.com)>

Cc: [sunilkkhtakar@m3mindia.com](mailto:sunilkkhtakar@m3mindia.com)

Subject: Approval of Proposed Building Plans of Plot No. 1 to 14, 17 to 30, 51 to 58 & 79 to 126 (Type-B2), Total 84 Plots of Affordable Residential Plotted Colony bearing License No. 195 of 2022 dated 29.11.2022 for an area measuring 45.1625 acres in the reven...

Dear Architect,

The proposed residential building plans under subject matter as received in this office under self-certification policy have been checked vis-à-vis zoning provisions and provisions of HBC-2017 in reference to setbacks, height, position of gate, FAR and ground coverage and found correct. Please ensure that rest of provisions of HBC-2017 as well as ownership /other parameters are complied with /again ensured, before issuing approval to the owner /applicant and ensure that approval letter and approved building plan and CD are submitted by you in this office as well as O/o DTP (Enforcement), Gurugram within 15 days from this technical approval, failing which strict disciplinary action shall be initiated for withdrawal of technical approval. A copy of the approval letter may also be submitted to the concerned colonizer.

Further, in case of your withdrawal of professional services in respect of subject cited, plots the intimation regarding the same must be conveyed immediately along-with reasons thereof, to this office under intimation to District Town Planner (Enf.), Gurugram and you shall be liable to follow the measures prescribed in the Self Certification Policy, failing which action as per Act / Rules/ Policy shall be initiated. Further, the following condition should be imposed in BR-III issued by you to the applicant:-

- 1 That you shall abide by the terms & conditions as mentioned in Deen Dayal Jan Awas Yojna (DDJAY-2016).
- 2 These plans are approved with FAR of 264% as per the permissible FAR mentioned in policy dated 14.08.2020. Any enhanced FAR shall be got approved for which you shall be liable to pay the additional fee/ charges as per the instructions framed by Govt. from time to time.
- 3 That you shall abide by the Punjab Scheduled Roads and Controlled Area restriction of Unregulated Development Act, 1963 and rules framed there under.
- 4 The building plans shall be treated as cancelled if the plot falls in an unlicensed area.
- 5 These plots are not frozen by the Department in the layout plan.
- 6 The subject cited approval is valid for two years.
- 7 This plan is being approved without prejudice to the validity of the license of the colony.
- 8 You shall get the setbacks of your building(s) checked at plinth level and obtain a certificate from this office before proceeding with the super structure.
- 9 That you shall get occupation certificate from the competent authority before occupying the above said building.
- 10 That you shall provide a rain water harvesting system as proposed in the building plan.

- 11 That responsibility of the structural design & structural stability against the earthquake of the building block shall be solely of the Architect / Owner.
- 12 That the basement setback shall be minimum 2.4 mtr from the common wall in the event the adjoining plot is built-up without basement.
- 13 That you shall not use the proposed building other than residential purposes and shall not raise any further construction without getting the approval of competent authority otherwise this approval shall be automatically cancelled and appropriate action as per rule will be initiated.
- 14 That you shall not apply for occupation certificate till all the development works in the licensed colony are completed and functional.
- 15 Solar assisted water heating system shall have to be provided as per prevailing Government Policies / Norms.
- 16 That you shall abide by the conditions as declared in the affidavit. If you breach any of the conditions laid down in the said affidavit the approval of the building plan deemed to be cancelled.
- 17 That you shall also comply with the conditions as approved/conveyed from time to time by the Govt.
- 18 That you shall adhere to the guidelines issued by Director General, Town & Country Planning on 14.05.2015 (Circulated by this office on 27.05.2015) in reference to orders dated 10.04.2015 of Hon'ble National Green Tribunal in O.A. No. 21 of 2014 i.e. Vardhman Kaushik Vs. Union of India & Ors and order dated 21.04.2017 passed by Commissioner, Municipal Corporation, Gurugram (MCG) regarding construction & demolition waste management at site.
- 19 This sanction will be void ab initio if any of the conditions mentioned above are not complied with.
- 20 You shall submit the BRS-III alongwith copy of plans duly signed by you related to all these plots in 15 days of this technical approval.
- 21 This sanction is granted subject to validity of license.

In addition to above, it is also directed to obtain the PH services report from concerned XEN's HSVP before issuance of BRS-III to the applicant.

The copy of BRS-III shall also be endorsed to the Regional Officer of Haryana State Pollution Control Board, Gurugram.

With Regards  
DTP (P), GGN.



From: dtp gurugram <[dtpggn.buildingplan@gmail.com](mailto:dtpggn.buildingplan@gmail.com)>

Sent: 26 December 2022 18:53

To: VISHAL SHARMA <[Vishal@inconfluence.com](mailto:Vishal@inconfluence.com)>; Mukesh <[mukesh@inconfluence.com](mailto:mukesh@inconfluence.com)>

Cc: [sunilkkhtakar@m3mindia.com](mailto:sunilkkhtakar@m3mindia.com)

Subject: Approval of Proposed Building Plans of Plot No. 1 to 105 (Type-B3), Total 105 Plots of Affordable Residential Plotted Colony bearing License No. 195 of 2022 dated 29.11.2022 for an area measuring 45.1625 acres in the revenue estate of village-Naurangpu...

Dear Architect,

The proposed residential building plans under subject matter as received in this office under self-certification policy have been checked vis-à-vis zoning provisions and provisions of HBC-2017 in reference to setbacks, height, position of gate, FAR and ground coverage and found correct. Please ensure that rest of provisions of HBC-2017 as well as ownership /other parameters are complied with /again ensured, before issuing approval to the owner /applicant and ensure that approval letter and approved building plan and CD are submitted by you in this office as well as O/o DTP (Enforcement), Gurugram within 15 days from this technical approval, failing which strict disciplinary action shall be initiated for withdrawal of technical approval. A copy of the approval letter may also be submitted to the concerned colonizer.

Further, in case of your withdrawal of professional services in respect of subject cited, plots the intimation regarding the same must be conveyed immediately along-with reasons thereof, to this office under intimation to District Town Planner (Enf.), Gurugram and you shall be liable to follow the measures prescribed in the Self Certification Policy, failing which action as per Act /Rules/Policy shall be initiated. Further, the following condition should be imposed in BR-III issued by you to the applicant:-

- 1 That you shall abide by the terms & conditions as mentioned in Deen Dayal Jan Awas Yojna (DDJAY-2016).
- 2 These plans are approved with FAR of 264% as per the permissible FAR mentioned in policy dated 14.08.2020. Any enhanced FAR shall be got approved for which you shall be liable to pay the additional fee/ charges as per the instructions framed by Govt. from time to time.
- 3 That you shall abide by the Punjab Scheduled Roads and Controlled Area restriction of Unregulated Development Act, 1963 and rules framed there under.
- 4 The building plans shall be treated as cancelled if the plot falls in an unlicensed area.
- 5 These plots are not frozen by the Department in the layout plan.
- 6 The subject cited approval is valid for two years.
- 7 This plan is being approved without prejudice to the validity of the license of the colony.
- 8 You shall get the setbacks of your building(s) checked at plinth level and obtain a certificate from this office before proceeding with the super structure.
- 9 That you shall get occupation certificate from the competent authority before occupying the above said building.
- 10 That you shall provide a rain water harvesting system as proposed in the building plan.

- 11 That responsibility of the structural design & structural stability against the earthquake of the building block shall be solely of the Architect / Owner.
- 12 That the basement setback shall be minimum 2.4 mtr from the common wall in the event the adjoining plot is built-up without basement.
- 13 That you shall not use the proposed building other than residential purposes and shall not raise any further construction without getting the approval of competent authority otherwise this approval shall be automatically cancelled and appropriate action as per rule will be initiated.
- 14 That you shall not apply for occupation certificate till all the development works in the licensed colony are completed and functional.
- 15 Solar assisted water heating system shall have to be provided as per prevailing Government Policies / Norms.
- 16 That you shall abide by the conditions as declared in the affidavit. If you breach any of the conditions laid down in the said affidavit the approval of the building plan deemed to be cancelled.
- 17 That you shall also comply with the conditions as approved/conveyed from time to time by the Govt.
- 18 That you shall adhere to the guidelines issued by Director General, Town & Country Planning on 14.05.2015 (Circulated by this office on 27.05.2015) in reference to orders dated 10.04.2015 of Hon'ble National Green Tribunal in O.A. No. 21 of 2014 i.e. Vardhman Kaushik Vs. Union of India & Ors and order dated 21.04.2017 passed by Commissioner, Municipal Corporation, Gurugram (MCG) regarding construction & demolition waste management at site.
- 19 This sanction will be void ab initio if any of the conditions mentioned above are not complied with.
- 20 You shall submit the BRS-III alongwith copy of plans duly signed by you related to all these plots in 15 days of this technical approval.
- 21 This sanction is granted subject to validity of license.

In addition to above, it is also directed to obtain the PH services report from concerned XEN's HSVP before issuance of BRS-III to the applicant.

The copy of BRS-III shall also be endorsed to the Regional Officer of Haryana State Pollution Control Board, Gurugram.

With Regards  
DTP (P), GGN.

From: dtp gurugram <[dtpggn.buildingplan@gmail.com](mailto:dtpggn.buildingplan@gmail.com)>

Sent: 26 December 2022 19:13

To: VISHAL SHARMA <[Vishal@inconfluence.com](mailto:Vishal@inconfluence.com)>; Mukesh <[mukesh@inconfluence.com](mailto:mukesh@inconfluence.com)>

Cc: [sunilkkhtakar@m3mindia.com](mailto:sunilkkhtakar@m3mindia.com)

Subject: Approval of Proposed Building Plans of Plot No. 1, 2, 3 & 4 (Type-E), Total 4 Plots of Affordable Residential Plotted Colony bearing License No. 195 of 2022 dated 29.11.2022 for an area measuring 45.1625 acres in the revenue estate of village-Naurangpu...

Dear Architect,

The proposed residential building plans under subject matter as received in this office under self-certification policy have been checked vis-à-vis zoning provisions and provisions of HBC-2017 in reference to setbacks, height, position of gate, FAR and ground coverage and found correct. Please ensure that rest of provisions of HBC-2017 as well as ownership /other parameters are complied with /again ensured, before issuing approval to the owner /applicant and ensure that approval letter and approved building plan and CD are submitted by you in this office as well as O/o DTP (Enforcement), Gurugram within 15 days from this technical approval, failing which strict disciplinary action shall be initiated for withdrawal of technical approval. A copy of the approval letter may also be submitted to the concerned colonizer.

Further, in case of your withdrawal of professional services in respect of subject cited, plots the intimation regarding the same must be conveyed immediately along-with reasons thereof, to this office under intimation to District Town Planner (Enf.), Gurugram and you shall be liable to follow the measures prescribed in the Self Certification Policy, failing which action as per Act / Rules/Policy shall be initiated. Further, the following condition should be imposed in BR-III issued by you to the applicant:-

- 1 That you shall abide by the terms & conditions as mentioned in Deen Dayal Jan Awas Yojna (DDJAY-2016).
- 2 These plans are approved with FAR of 264% as per the permissible FAR mentioned in policy dated 14.08.2020. Any enhanced FAR shall be got approved for which you shall be liable to pay the additional fee/ charges as per the instructions framed by Govt. from time to time.
- 3 That you shall abide by the Punjab Scheduled Roads and Controlled Area restriction of Unregulated Development Act, 1963 and rules framed there under.
- 4 The building plans shall be treated as cancelled if the plot falls in an unlicensed area.
- 5 These plots are not frozen by the Department in the layout plan.
- 6 The subject cited approval is valid for two years.
- 7 This plan is being approved without prejudice to the validity of the license of the colony.
- 8 You shall get the setbacks of your building(s) checked at plinth level and obtain a certificate from this office before proceeding with the super structure.
- 9 That you shall get occupation certificate from the competent authority before occupying the above said building.
- 10 That you shall provide a rain water harvesting system as proposed in the building plan.

- 11 That responsibility of the structural design & structural stability against the earthquake of the building block shall be solely of the Architect / Owner.
- 12 That the basement setback shall be minimum 2.4 mtr from the common wall in the event the adjoining plot is built-up without basement.
- 13 That you shall not use the proposed building other than residential purposes and shall not raise any further construction without getting the approval of competent authority otherwise this approval shall be automatically cancelled and appropriate action as per rule will be initiated.
- 14 That you shall not apply for occupation certificate till all the development works in the licensed colony are completed and functional.
- 15 Solar assisted water heating system shall have to be provided as per prevailing Government Policies / Norms.
- 16 That you shall abide by the conditions as declared in the affidavit. If you breach any of the conditions laid down in the said affidavit the approval of the building plan deemed to be cancelled.
- 17 That you shall also comply with the conditions as approved/conveyed from time to time by the Govt.
- 18 That you shall adhere to the guidelines issued by Director General, Town & Country Planning on 14.05.2015 (Circulated by this office on 27.05.2015) in reference to orders dated 10.04.2015 of Hon'ble National Green Tribunal in O.A. No. 21 of 2014 i.e. Vardhman Kaushik Vs. Union of India & Ors and order dated 21.04.2017 passed by Commissioner, Municipal Corporation, Gurugram (MCG) regarding construction & demolition waste management at site.
- 19 This sanction will be void ab initio if any of the conditions mentioned above are not complied with.
- 20 You shall submit the BRS-III alongwith copy of plans duly signed by you related to all these plots in 15 days of this technical approval.
- 21 This sanction is granted subject to validity of license.

In addition to above, it is also directed to obtain the PH services report from concerned XEN's HSVP before issuance of BRS-III to the applicant.

The copy of BRS-III shall also be endorsed to the Regional Officer of Haryana State Pollution Control Board, Gurugram.

With Regards  
DTP (P), GGN.



From: dtp gurugram <[dtpggn.buildingplan@gmail.com](mailto:dtpggn.buildingplan@gmail.com)>

Sent: 26 December 2022 19:15

To: VISHAL SHARMA <[Vishal@inconfluence.com](mailto:Vishal@inconfluence.com)>; Mukesh <[mukesh@inconfluence.com](mailto:mukesh@inconfluence.com)>

Cc: [sunilkkhtakar@m3mindia.com](mailto:sunilkkhtakar@m3mindia.com)

Subject: Approval of Proposed Building Plans of Plot No. 1 to 31 (Type-G), Total 31 Plots of Affordable Residential Plotted Colony bearing License No. 195 of 2022 dated 29.11.2022 for an area measuring 45.1625 acres in the revenue estate of village-Naurangpur, ...

Dear Architect,

The proposed residential building plans under subject matter as received in this office under self-certification policy have been checked vis-à-vis zoning provisions and provisions of HBC-2017 in reference to setbacks, height, position of gate, FAR and ground coverage and found correct. Please ensure that rest of provisions of HBC-2017 as well as ownership /other parameters are complied with /again ensured, before issuing approval to the owner /applicant and ensure that approval letter and approved building plan and CD are submitted by you in this office as well as O/o DTP (Enforcement), Gurugram within 15 days from this technical approval, failing which strict disciplinary action shall be initiated for withdrawal of technical approval. A copy of the approval letter may also be submitted to the concerned colonizer.

Further, in case of your withdrawal of professional services in respect of subject cited, plots the intimation regarding the same must be conveyed immediately along-with reasons thereof, to this office under intimation to District Town Planner (Enf.), Gurugram and you shall be liable to follow the measures prescribed in the Self Certification Policy, failing which action as per Act /Rules/Policy shall be initiated. Further, the following condition should be imposed in BR-III issued by you to the applicant:-

- 1 That you shall abide by the terms & conditions as mentioned in Deen Dayal Jan Awas Yojna (DDJAY-2016).
- 2 These plans are approved with FAR of 264% as per the permissible FAR mentioned in policy dated 14.08.2020. Any enhanced FAR shall be got approved for which you shall be liable to pay the additional fee/ charges as per the instructions framed by Govt. from time to time.
- 3 That you shall abide by the Punjab Scheduled Roads and Controlled Area restriction of Unregulated Development Act, 1963 and rules framed there under.
- 4 The building plans shall be treated as cancelled if the plot falls in an unlicensed area.
- 5 These plots are not frozen by the Department in the layout plan.
- 6 The subject cited approval is valid for two years.
- 7 This plan is being approved without prejudice to the validity of the license of the colony.
- 8 You shall get the setbacks of your building(s) checked at plinth level and obtain a certificate from this office before proceeding with the super structure.
- 9 That you shall get occupation certificate from the competent authority before occupying the above said building.
- 10 That you shall provide a rain water harvesting system as proposed in the building plan.

- 11 That responsibility of the structural design & structural stability against the earthquake of the building block shall be solely of the Architect / Owner.
- 12 That the basement setback shall be minimum 2.4 mtr from the common wall in the event the adjoining plot is built-up without basement.
- 13 That you shall not use the proposed building other than residential purposes and shall not raise any further construction without getting the approval of competent authority otherwise this approval shall be automatically cancelled and appropriate action as per rule will be initiated.
- 14 That you shall not apply for occupation certificate till all the development works in the licensed colony are completed and functional.
- 15 Solar assisted water heating system shall have to be provided as per prevailing Government Policies / Norms.
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- 20 You shall submit the BRS-III alongwith copy of plans duly signed by you related to all these plots in 15 days of this technical approval.
- 21 This sanction is granted subject to validity of license.

In addition to above, it is also directed to obtain the PH services report from concerned XEN's HSVP before issuance of BRS-III to the applicant.

The copy of BRS-III shall also be endorsed to the Regional Officer of Haryana State Pollution Control Board, Gurugram.

With Regards  
DTP (P), GGN.

From: dtp gurugram <[dtpggn.buildingplan@gmail.com](mailto:dtpggn.buildingplan@gmail.com)>

Sent: 26 December 2022 19:01

To: VISHAL SHARMA <[Vishal@inconfluence.com](mailto:Vishal@inconfluence.com)>; Mukesh <[mukesh@inconfluence.com](mailto:mukesh@inconfluence.com)>

Cc: [sunilkkhtakar@m3mindia.com](mailto:sunilkkhtakar@m3mindia.com)

Subject: Approval of Proposed Building Plans of Plot No. 1 & 2 (Type-H), Total 2 Plots of Affordable Residential Plotted Colony bearing License No. 195 of 2022 dated 29.11.2022 for an area measuring 45.1625 acres in the revenue estate of village-Naurangpur, Sec...

Dear Architect,

The proposed residential building plans under subject matter as received in this office under self-certification policy have been checked vis-à-vis zoning provisions and provisions of HBC-2017 in reference to setbacks, height, position of gate, FAR and ground coverage and found correct. Please ensure that rest of provisions of HBC-2017 as well as ownership /other parameters are complied with /again ensured, before issuing approval to the owner /applicant and ensure that approval letter and approved building plan and CD are submitted by you in this office as well as O/o DTP (Enforcement), Gurugram within 15 days from this technical approval, failing which strict disciplinary action shall be initiated for withdrawal of technical approval. A copy of the approval letter may also be submitted to the concerned colonizer.

Further, in case of your withdrawal of professional services in respect of subject cited, plots the intimation regarding the same must be conveyed immediately along-with reasons thereof, to this office under intimation to District Town Planner (Enf.), Gurugram and you shall be liable to follow the measures prescribed in the Self Certification Policy, failing which action as per Act /Rules/Policy shall be initiated. Further, the following condition should be imposed in BR-III issued by you to the applicant:-

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- 2 These plans are approved with FAR of 264% as per the permissible FAR mentioned in policy dated 14.08.2020. Any enhanced FAR shall be got approved for which you shall be liable to pay the additional fee/ charges as per the instructions framed by Govt. from time to time.
- 3 That you shall abide by the Punjab Scheduled Roads and Controlled Area restriction of Unregulated Development Act, 1963 and rules framed there under.
- 4 The building plans shall be treated as cancelled if the plot falls in an unlicensed area.
- 5 These plots are not frozen by the Department in the layout plan.
- 6 The subject cited approval is valid for two years.
- 7 This plan is being approved without prejudice to the validity of the license of the colony.
- 8 You shall get the setbacks of your building(s) checked at plinth level and obtain a certificate from this office before proceeding with the super structure.
- 9 That you shall get occupation certificate from the competent authority before occupying the above said building.
- 10 That you shall provide a rain water harvesting system as proposed in the building plan.

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- 12 That the basement setback shall be minimum 2.4 mtr from the common wall in the event the adjoining plot is built-up without basement.
- 13 That you shall not use the proposed building other than residential purposes and shall not raise any further construction without getting the approval of competent authority otherwise this approval shall be automatically cancelled and appropriate action as per rule will be initiated.
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- 15 Solar assisted water heating system shall have to be provided as per prevailing Government Policies / Norms.
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In addition to above, it is also directed to obtain the PH services report from concerned XEN's HSVP before issuance of BRS-III to the applicant.

The copy of BRS-III shall also be endorsed to the Regional Officer of Haryana State Pollution Control Board, Gurugram.

With Regards  
DTP (P), GGN.



From: dtp gurugram <[dtpggn.buildingplan@gmail.com](mailto:dtpggn.buildingplan@gmail.com)>

Sent: 26 December 2022 19:00

To: VISHAL SHARMA <[Vishal@inconfluence.com](mailto:Vishal@inconfluence.com)>; Mukesh <[mukesh@inconfluence.com](mailto:mukesh@inconfluence.com)>

Cc: [sunilkkhtakar@m3mindia.com](mailto:sunilkkhtakar@m3mindia.com)

Subject: Approval of Proposed Building Plans of Plot No. 1 & 2 (Type-J), Total 2 Plots of Affordable Residential Plotted Colony bearing License No. 195 of 2022 dated 29.11.2022 for an area measuring 45.1625 acres in the revenue estate of village-Naurangpur, Sec...

Dear Architect,

The proposed residential building plans under subject matter as received in this office under self-certification policy have been checked vis-à-vis zoning provisions and provisions of HBC-2017 in reference to setbacks, height, position of gate, FAR and ground coverage and found correct. Please ensure that rest of provisions of HBC-2017 as well as ownership /other parameters are complied with /again ensured, before issuing approval to the owner /applicant and ensure that approval letter and approved building plan and CD are submitted by you in this office as well as O/o DTP (Enforcement), Gurugram within 15 days from this technical approval, failing which strict disciplinary action shall be initiated for withdrawal of technical approval. A copy of the approval letter may also be submitted to the concerned colonizer.

Further, in case of your withdrawal of professional services in respect of subject cited, plots the intimation regarding the same must be conveyed immediately along-with reasons thereof, to this office under intimation to District Town Planner (Enf.), Gurugram and you shall be liable to follow the measures prescribed in the Self Certification Policy, failing which action as per Act / Rules/Policy shall be initiated. Further, the following condition should be imposed in BR-III issued by you to the applicant:-

- 1 That you shall abide by the terms & conditions as mentioned in Deen Dayal Jan Awas Yojna (DDJAY-2016).
- 2 These plans are approved with FAR of 264% as per the permissible FAR mentioned in policy dated 14.08.2020. Any enhanced FAR shall be got approved for which you shall be liable to pay the additional fee/ charges as per the instructions framed by Govt. from time to time.
- 3 That you shall abide by the Punjab Scheduled Roads and Controlled Area restriction of Unregulated Development Act, 1963 and rules framed there under.
- 4 The building plans shall be treated as cancelled if the plot falls in an unlicensed area.
- 5 These plots are not frozen by the Department in the layout plan.
- 6 The subject cited approval is valid for two years.
- 7 This plan is being approved without prejudice to the validity of the license of the colony.
- 8 You shall get the setbacks of your building(s) checked at plinth level and obtain a certificate from this office before proceeding with the super structure.
- 9 That you shall get occupation certificate from the competent authority before occupying the above said building.
- 10 That you shall provide a rain water harvesting system as proposed in the building plan.

- 11 That responsibility of the structural design & structural stability against the earthquake of the building block shall be solely of the Architect / Owner.
- 12 That the basement setback shall be minimum 2.4 mtr from the common wall in the event the adjoining plot is built-up without basement.
- 13 That you shall not use the proposed building other than residential purposes and shall not raise any further construction without getting the approval of competent authority otherwise this approval shall be automatically cancelled and appropriate action as per rule will be initiated.
- 14 That you shall not apply for occupation certificate till all the development works in the licensed colony are completed and functional.
- 15 Solar assisted water heating system shall have to be provided as per prevailing Government Policies / Norms.
- 16 That you shall abide by the conditions as declared in the affidavit. If you breach any of the conditions laid down in the said affidavit the approval of the building plan deemed to be cancelled.
- 17 That you shall also comply with the conditions as approved/conveyed from time to time by the Govt.
- 18 That you shall adhere to the guidelines issued by Director General, Town & Country Planning on 14.05.2015 (Circulated by this office on 27.05.2015) in reference to orders dated 10.04.2015 of Hon'ble National Green Tribunal in O.A. No. 21 of 2014 i.e. Vardhman Kaushik Vs. Union of India & Ors and order dated 21.04.2017 passed by Commissioner, Municipal Corporation, Gurugram (MCG) regarding construction & demolition waste management at site.
- 19 This sanction will be void ab initio if any of the conditions mentioned above are not complied with.
- 20 You shall submit the BRS-III alongwith copy of plans duly signed by you related to all these plots in 15 days of this technical approval.
- 21 This sanction is granted subject to validity of license.

In addition to above, it is also directed to obtain the PH services report from concerned XEN's HSPV before issuance of BRS-III to the applicant.

The copy of BRS-III shall also be endorsed to the Regional Officer of Haryana State Pollution Control Board, Gurugram.

With Regards  
DTP (P), GGN.

From: dtp gurugram <[dtpggn.buildingplan@gmail.com](mailto:dtpggn.buildingplan@gmail.com)>

Sent: 26 December 2022 18:58

To: VISHAL SHARMA <[Vishal@inconfluence.com](mailto:Vishal@inconfluence.com)>; Mukesh <[mukesh@inconfluence.com](mailto:mukesh@inconfluence.com)>

Cc: [sunilkkhtakar@m3mindia.com](mailto:sunilkkhtakar@m3mindia.com)

Subject: Approval of Proposed Building Plans of Plot No. 1 to 14 (Type-K), Total 14 Plots of Affordable Residential Plotted Colony bearing License No. 195 of 2022 dated 29.11.2022 for an area measuring 45.1625 acres in the revenue estate of village-Naurangpur, ...

Dear Architect,

The proposed residential building plans under subject matter as received in this office under self-certification policy have been checked vis-à-vis zoning provisions and provisions of HBC-2017 in reference to setbacks, height, position of gate, FAR and ground coverage and found correct. Please ensure that rest of provisions of HBC-2017 as well as ownership / other parameters are complied with / again ensured, before issuing approval to the owner / applicant and ensure that approval letter and approved building plan and CD are submitted by you in this office as well as O/o DTP (Enforcement), Gurugram within 15 days from this technical approval, failing which strict disciplinary action shall be initiated for withdrawal of technical approval. A copy of the approval letter may also be submitted to the concerned colonizer.

Further, in case of your withdrawal of professional services in respect of subject cited, plots the intimation regarding the same must be conveyed immediately along-with reasons thereof, to this office under intimation to District Town Planner (Enf.), Gurugram and you shall be liable to follow the measures prescribed in the Self Certification Policy, failing which action as per Act / Rules / Policy shall be initiated. Further, the following condition should be imposed in BR-III issued by you to the applicant:-

- 1 That you shall abide by the terms & conditions as mentioned in Deen Dayal Jan Awas Yojna (DDJAY-2016).
- 2 These plans are approved with FAR of 264% as per the permissible FAR mentioned in policy dated 14.08.2020. Any enhanced FAR shall be got approved for which you shall be liable to pay the additional fee/ charges as per the instructions framed by Govt. from time to time.
- 3 That you shall abide by the Punjab Scheduled Roads and Controlled Area restriction of Unregulated Development Act, 1963 and rules framed there under.
- 4 The building plans shall be treated as cancelled if the plot falls in an unlicensed area.
- 5 These plots are not frozen by the Department in the layout plan.
- 6 The subject cited approval is valid for two years.
- 7 This plan is being approved without prejudice to the validity of the license of the colony.
- 8 You shall get the setbacks of your building(s) checked at plinth level and obtain a certificate from this office before proceeding with the super structure.
- 9 That you shall get occupation certificate from the competent authority before occupying the above said building.
- 10 That you shall provide a rain water harvesting system as proposed in the building plan.

- 11 That responsibility of the structural design & structural stability against the earthquake of the building block shall be solely of the Architect / Owner.
- 12 That the basement setback shall be minimum 2.4 mtr from the common wall in the event the adjoining plot is built-up without basement.
- 13 That you shall not use the proposed building other than residential purposes and shall not raise any further construction without getting the approval of competent authority otherwise this approval shall be automatically cancelled and appropriate action as per rule will be initiated.
- 14 That you shall not apply for occupation certificate till all the development works in the licensed colony are completed and functional.
- 15 Solar assisted water heating system shall have to be provided as per prevailing Government Policies / Norms.
- 16 That you shall abide by the conditions as declared in the affidavit. If you breach any of the conditions laid down in the said affidavit the approval of the building plan deemed to be cancelled.
- 17 That you shall also comply with the conditions as approved/conveyed from time to time by the Govt.
- 18 That you shall adhere to the guidelines issued by Director General, Town & Country Planning on 14.05.2015 (Circulated by this office on 27.05.2015) in reference to orders dated 10.04.2015 of Hon'ble National Green Tribunal in O.A. No. 21 of 2014 i.e. Vardhman Kaushik Vs. Union of India & Ors and order dated 21.04.2017 passed by Commissioner, Municipal Corporation, Gurugram (MCG) regarding construction & demolition waste management at site.
- 19 This sanction will be void abinitio if any of the conditions mentioned above are not complied with.
- 20 You shall submit the BRS-III alongwith copy of plans duly signed by you related to all these plots in 15 days of this technical approval.
- 21 This sanction is granted subject to validity of license.

In addition to above, it is also directed to obtain the PH services report from concerned XEN's HSVP before issuance of BRS-III to the applicant.

The copy of BRS-III shall also be endorsed to the Regional Officer of Haryana State Pollution Control Board, Gurugram.

With Regards  
DTP (P), GGN.



From: dtp gurugram <[dtpggn.buildingplan@gmail.com](mailto:dtpggn.buildingplan@gmail.com)>

Sent: 26 December 2022 18:54

To: VISHAL SHARMA <[Vishal@inconfluence.com](mailto:Vishal@inconfluence.com)>; Mukesh <[mukesh@inconfluence.com](mailto:mukesh@inconfluence.com)>

Cc: [sunilkkhtakar@m3mindia.com](mailto:sunilkkhtakar@m3mindia.com)

Subject: Approval of Proposed Building Plans of Plot No. 1 to 49 (Type-L), Total 49 Plots of Affordable Residential Plotted Colony bearing License No. 195 of 2022 dated 29.11.2022 for an area measuring 45.1625 acres in the revenue estate of village-Naurangpur, ...

Dear Architect,

The proposed residential building plans under subject matter as received in this office under self-certification policy have been checked vis-à-vis zoning provisions and provisions of HBC-2017 in reference to setbacks, height, position of gate, FAR and ground coverage and found correct. Please ensure that rest of provisions of HBC-2017 as well as ownership / other parameters are complied with / again ensured, before issuing approval to the owner / applicant and ensure that approval letter and approved building plan and CD are submitted by you in this office as well as O/o DTP (Enforcement), Gurugram within 15 days from this technical approval, failing which strict disciplinary action shall be initiated for withdrawal of technical approval. A copy of the approval letter may also be submitted to the concerned colonizer.

Further, in case of your withdrawal of professional services in respect of subject cited, plots the intimation regarding the same must be conveyed immediately along-with reasons thereof, to this office under intimation to District Town Planner (Enf.), Gurugram and you shall be liable to follow the measures prescribed in the Self Certification Policy, failing which action as per Act / Rules / Policy shall be initiated. Further, the following condition should be imposed in BR-III issued by you to the applicant:-

- 1 That you shall abide by the terms & conditions as mentioned in Deen Dayal Jan Awas Yojna (DDJAY-2016).
- 2 These plans are approved with FAR of 264% as per the permissible FAR mentioned in policy dated 14.08.2020. Any enhanced FAR shall be got approved for which you shall be liable to pay the additional fee/ charges as per the instructions framed by Govt. from time to time.
- 3 That you shall abide by the Punjab Scheduled Roads and Controlled Area restriction of Unregulated Development Act, 1963 and rules framed there under.
- 4 The building plans shall be treated as cancelled if the plot falls in an unlicensed area.
- 5 These plots are not frozen by the Department in the layout plan.
- 6 The subject cited approval is valid for two years.
- 7 This plan is being approved without prejudice to the validity of the license of the colony.
- 8 You shall get the setbacks of your building(s) checked at plinth level and obtain a certificate from this office before proceeding with the super structure.
- 9 That you shall get occupation certificate from the competent authority before occupying the above said building.
- 10 That you shall provide a rain water harvesting system as proposed in the building plan.

- 11 That responsibility of the structural design & structural stability against the earthquake of the building block shall be solely of the Architect / Owner.
- 12 That the basement setback shall be minimum 2.4 mtr from the common wall in the event the adjoining plot is built-up without basement.
- 13 That you shall not use the proposed building other than residential purposes and shall not raise any further construction without getting the approval of competent authority otherwise this approval shall be automatically cancelled and appropriate action as per rule will be initiated.
- 14 That you shall not apply for occupation certificate till all the development works in the licensed colony are completed and functional.
- 15 Solar assisted water heating system shall have to be provided as per prevailing Government Policies / Norms.
- 16 That you shall abide by the conditions as declared in the affidavit. If you breach any of the conditions laid down in the said affidavit the approval of the building plan deemed to be cancelled.
- 17 That you shall also comply with the conditions as approved/conveyed from time to time by the Govt.
- 18 That you shall adhere to the guidelines issued by Director General, Town & Country Planning on 14.05.2015 (Circulated by this office on 27.05.2015) in reference to orders dated 10.04.2015 of Hon'ble National Green Tribunal in O.A. No. 21 of 2014 i.e. Vardhman Kaushik Vs. Union of India & Ors and order dated 21.04.2017 passed by Commissioner, Municipal Corporation, Gurugram (MCG) regarding construction & demolition waste management at site.
- 19 This sanction will be void ab initio if any of the conditions mentioned above are not complied with.
- 20 You shall submit the BRS-III alongwith copy of plans duly signed by you related to all these plots in 15 days of this technical approval.
- 21 This sanction is granted subject to validity of license.

In addition to above, it is also directed to obtain the PH services report from concerned XEN's HSVP before issuance of BRS-III to the applicant.

The copy of BRS-III shall also be endorsed to the Regional Officer of Haryana State Pollution Control Board, Gurugram.

With Regards  
DTP (P), GGN.

From: dtp gurugram <[dtpggn.buildingplan@gmail.com](mailto:dtpggn.buildingplan@gmail.com)>

Sent: 26 December 2022 19:07

To: VISHAL SHARMA <[Vishal@inconfluence.com](mailto:Vishal@inconfluence.com)>; Mukesh <[mukesh@inconfluence.com](mailto:mukesh@inconfluence.com)>

Cc: [sunilkkhtakar@m3mindia.com](mailto:sunilkkhtakar@m3mindia.com)

Subject: Approval of Proposed Building Plans of Plot No. 1, 2, 3 & 4 (Type-N), Total 4 Plots of Affordable Residential Plotted Colony bearing License No. 195 of 2022 dated 29.11.2022 for an area measuring 45.1625 acres in the revenue estate of village-Naurangpu...

Dear Architect,

The proposed residential building plans under subject matter as received in this office under self-certification policy have been checked vis-à-vis zoning provisions and provisions of HBC-2017 in reference to setbacks, height, position of gate, FAR and ground coverage and found correct. Please ensure that rest of provisions of HBC-2017 as well as ownership /other parameters are complied with /again ensured, before issuing approval to the owner /applicant and ensure that approval letter and approved building plan and CD are submitted by you in this office as well as O/o DTP (Enforcement), Gurugram within 15 days from this technical approval, failing which strict disciplinary action shall be initiated for withdrawal of technical approval. A copy of the approval letter may also be submitted to the concerned colonizer.

Further, in case of your withdrawal of professional services in respect of subject cited, plots the intimation regarding the same must be conveyed immediately along-with reasons thereof, to this office under intimation to District Town Planner (Enf.), Gurugram and you shall be liable to follow the measures prescribed in the Self Certification Policy, failing which action as per Act /Rules/Policy shall be initiated. Further, the following condition should be imposed in BR-III issued by you to the applicant:-

- 1 That you shall abide by the terms & conditions as mentioned in Deen Dayal Jan Awas Yojna (DDJAY-2016).
- 2 These plans are approved with FAR of 264% as per the permissible FAR mentioned in policy dated 14.08.2020. Any enhanced FAR shall be got approved for which you shall be liable to pay the additional fee/ charges as per the instructions framed by Govt. from time to time.
- 3 That you shall abide by the Punjab Scheduled Roads and Controlled Area restriction of Unregulated Development Act, 1963 and rules framed there under.
- 4 The building plans shall be treated as cancelled if the plot falls in an unlicensed area.
- 5 These plots are not frozen by the Department in the layout plan.
- 6 The subject cited approval is valid for two years.
- 7 This plan is being approved without prejudice to the validity of the license of the colony.
- 8 You shall get the setbacks of your building(s) checked at plinth level and obtain a certificate from this office before proceeding with the super structure.
- 9 That you shall get occupation certificate from the competent authority before occupying the above said building.
- 10 That you shall provide a rain water harvesting system as proposed in the building plan.

- 11 That responsibility of the structural design & structural stability against the earthquake of the building block shall be solely of the Architect / Owner.
- 12 That the basement setback shall be minimum 2.4 mtr from the common wall in the event the adjoining plot is built-up without basement.
- 13 That you shall not use the proposed building other than residential purposes and shall not raise any further construction without getting the approval of competent authority otherwise this approval shall be automatically cancelled and appropriate action as per rule will be initiated.
- 14 That you shall not apply for occupation certificate till all the development works in the licensed colony are completed and functional.
- 15 Solar assisted water heating system shall have to be provided as per prevailing Government Policies / Norms.
- 16 That you shall abide by the conditions as declared in the affidavit. If you breach any of the conditions laid down in the said affidavit the approval of the building plan deemed to be cancelled.
- 17 That you shall also comply with the conditions as approved/conveyed from time to time by the Govt.
- 18 That you shall adhere to the guidelines issued by Director General, Town & Country Planning on 14.05.2015 (Circulated by this office on 27.05.2015) in reference to orders dated 10.04.2015 of Hon'ble National Green Tribunal in O.A. No. 21 of 2014 i.e. Vardhman Kaushik Vs. Union of India & Ors and order dated 21.04.2017 passed by Commissioner, Municipal Corporation, Gurugram (MCG) regarding construction & demolition waste management at site.
- 19 This sanction will be void ab initio if any of the conditions mentioned above are not complied with.
- 20 You shall submit the BRS-III alongwith copy of plans duly signed by you related to all these plots in 15 days of this technical approval.
- 21 This sanction is granted subject to validity of license.

In addition to above, it is also directed to obtain the PH services report from concerned XEN's HSVS before issuance of BRS-III to the applicant.

The copy of BRS-III shall also be endorsed to the Regional Officer of Haryana State Pollution Control Board, Gurugram.

With Regards  
DTP (P), GGN.



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

From:

Vishal Sharma  
B-421, New Friends Colony,  
New Delhi-110065

To

Ms. LOON AND DEVELOPMENT LIMITED, 1221-A,  
Devika Tower, 12<sup>th</sup> Floor,  
6, Nehru Place, New Delhi-110019

Memo No. 79/PH2/A1/183

Dated 26-12-2022

Subject: - Approval of proposed building plan as per application dated 26-12-2022 of:

Plot No: Type A1- Right corner plot

Plot A1-01, 08, 42, 58, 74, 102, 105, 106, 263, 276, 277, 284, 318, 341, 345, 358 (16 PLOTS)

Plot No: Type A1- Right middle plot

Plot A1 - 03, 05, 09, 11, 13, 28, 34, 36, 44, 46, 48, 50, 52, 54, 56, 60, 62, 64, 66, 68, 70, 72, 92, 94, 96, 98,  
100, 104, 108, 135, 137, 139, 141, 143, 145, 160, 162, 165, 167, 169, 171, 173, 175, 264, 266, 268, 272,  
274, 278, 280, 282, 286, 288, 290, 293, 295, 297, 300, 302, 304, 307, 309, 311, 313, 315, 317, 320, 322,  
324, 338, 340, 343, 347, 349, 351, 353, 355, 357 (78 PLOTS)

Plot No: Type A1- Left corner plot

Plot A1 - 07, 14, 27, 43, 59, 103, 163, 164, 269, 270, 283, 305, 306, 312, 319, 342, 346 (17 PLOTS)

Plot No: Type A1- Left middle plot

Plot A1 - 02, 04, 06, 10, 12, 33, 35, 41, 45, 47, 49, 51, 53, 55, 57, 61, 63, 65, 67, 69, 71, 73, 91, 93, 95, 97,  
99, 101, 107, 109, 136, 138, 140, 142, 144, 146, 161, 166, 168, 170, 172, 174, 176, 265, 267, 271, 273,  
275, 279, 281, 285, 287, 289, 291, 292, 294, 296, 301, 303, 308, 310, 314, 316, 321, 323, 339, 344, 348,  
350, 352, 354, 356 (72 PLOTS)

Total No. 183 Plots, Sector-79-79B Gurugram in accordance with the Plans Submitted with it

Ref: - According to new policy Memo no. 79/PH2/A1/183

Dated: - 26-12-2022

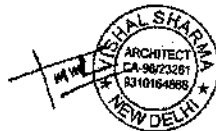
Permission is hereby -

1. That you shall abide by the terms & conditions as mentioned in Deen Dayal Jan Awas Yojna (DDJAY-2016).
2. These plans are approved with FAR of 264% as per the permissible FAR mentioned in policy dated 02.09.2019. Any enhanced FAR shall be got approved for which you shall be liable to pay the additional fee/ charges as per the instructions framed by Govt. from time to time.
3. That you shall abide by the Punjab Scheduled Roads and Controlled Area restriction of Unregulated Development Act, 1963 and rules framed there under.
4. The building plans shall be treated as cancelled if the plot falls in an unlicensed area.
5. Out of the total applied - 94 Plots, 0 No. of plots are frozen by the Department in the layout plan.
6. That you shall not create, any Third-Party Rights in the 50% freezed area as per Directorate Order issued vide Endst. No. ZP-1243/AD(NK)/2019/18618 dated 05.08.2019.

7. The subject cited approval is valid for two years.
8. This plan is being approved without prejudice to the validity of the license of the colony.
9. You shall get the setbacks of your building(s) checked at plinth level and obtain a certificate from this office before proceeding with the super structure.
10. That you shall get occupation certificate from the competent authority before occupying the above said building.
11. That you shall provide Rainwater Harvesting system as proposed in the building plan.
12. That responsibility of the structural design & structural stability against the earthquake of the building block shall be solely of the Architect/Owner.
13. That the basement setback shall be minimum 2.4 mtr from the common wall in the event the adjoining plot is built up without a basement.
14. That you shall not use the proposed building other than residential purposes and shall not raise any further construction without getting the approval of competent authority otherwise this approval shall be automatically cancelled and appropriate action as per rule will be initiated.
15. That you shall not apply for occupation certificate till all the development works in the licensed colony are completed and functional.
16. Solar assisted water heating system shall have to be provided as per prevailing Government Policies & Norms.
17. That you shall abide by the conditions as declared in the Affidavit. If you breach any of the conditions laid down in the said affidavit the approval of the building plan deemed to be cancelled.
18. That you shall also comply with the conditions as approved/conveyed from time to time by the Govt.
19. That you shall adhere to the guidelines issued by Director General, Town & Country Planning on 14.05.2015 (Circulated by this office on 27.05.2015) in reference to orders dated 10.04.2015 of Hon'ble National Green Tribunal in O.A. No. 21 of 2014 i.e. Vardhman Kaushik Vs. Union of India & Ors and order dated 21.04.2017 passed by Commissioner, Municipal Corporation, Gurugram (MCG) regarding construction & demolition waste management at site
20. This sanction will be void ab-initio if any of the conditions mentioned above are not complied with.
21. You shall submit the BRS-111 along with copy of plans duly signed by you related to all these plots in 15 days of this technical approval.
22. This sanction is granted subject to validity of license.

Thanking You  
Yours's faithfully

For  
Vishal Sharma  
B-421, New Friends  
Colony, New Delhi-  
110065



**Enclosed Documents:**

Three sets of Approval Building Plan along with sanction letter.  
I have read all the terms and conditions of the sanction letter and I agree to all the terms and conditions.  
I understand that this sanction shall be invalid ab-initio if any of the aforesaid conditions are not complied with.  
A copy of the above is forwarded to the following for information and further necessary action

1. District Town Planning (Planning), Gurugram
2. District Town Planning (Enforcement), Gurugram

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

From:

Vishal Sharma  
B-421, New Friends Colony,  
New Delhi-110065

To

M/s. LOON AND DEVELOPMENT LIMITED, 1221-A,  
Devika Tower, 12<sup>th</sup> Floor,  
6, Nehru Place, New Delhi-110019

Memo No. 79PH2/B2/84

Dated 26-12-2022

Subject: - Approval of proposed building plan as per application dated 26-12-2022 of:

Plot No: Type B2- Right corner plot

Plot B2- 1, 51, 107 (3 PLOTS)

Plot No: Type B2- Right middle plot

Plot B2 - 03, 05, 07, 09, 11, 13, 17, 19, 21, 23, 25, 27, 29, 53, 55, 57, 79, 81, 83, 87, 89, 91, 93, 95, 97, 99,  
101, 103, 105, 109, 111, 113, 115, 117, 119, 121, 123, 125 (38 PLOTS)

Plot No: Type B2- Left corner plot

Plot B2 - 30, 84, 85, 108 (4 PLOTS)

Plot No: Type B2- Left middle plot

Plot B2 - 02, 04, 06, 08, 10, 12, 14, 18, 20, 22, 24, 26, 28, 52, 54, 56, 58, 80, 82, 86, 88, 90, 92, 94, 96, 98,  
100, 102, 104, 106, 110, 112, 114, 116, 118, 120, 122, 124, 126 (39 PLOTS)

Total No. 84 Plots, Sector-79-79B Gurugram in accordance with the Plans Submitted with it

Ref: - According to new policy Memo no. 79PH2/B2/84

Dated: - 26-12-2022

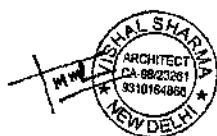
Permission is hereby -

1. That you shall abide by the terms & conditions as mentioned in Deen Dayal Jan Awas Yojna (DDJAY-2016).
2. These plans are approved with FAR of 264% as per the permissible FAR mentioned in policy dated 02.09.2019. Any enhanced FAR shall be got approved for which you shall be liable to pay the additional fee/ charges as per the instructions framed by Govt. from time to time.
3. That you shall abide by the Punjab Scheduled Roads and Controlled Area restriction of Unregulated Development Act, 1963 and rules framed there under.
4. The building plans shall be treated as cancelled if the plot falls in an unlicensed area.
5. Out of the total applied - 94 Plots, 0 No. of plots are frozen by the Department in the layout plan.
6. That you shall not create, any Third-Party Rights in the 50% freezed area as per Directorate Order issued vide Endst. No. ZP-1243/AD(NK)/2019/18618 dated 05.08.2019.
7. The subject cited approval is valid for two years.

8. This plan is being approved without prejudice to the validity of the license of the colony.
9. You shall get the setbacks of your building(s) checked at plinth level and obtain a certificate from this office before proceeding with the super structure.
10. That you shall get occupation certificate from the competent authority before occupying the above said building.
11. That you shall provide Rainwater Harvesting system as proposed in the building plan.
12. That responsibility of the structural design & structural stability against the earthquake of the building block shall be solely of the Architect/Owner.
13. That the basement setback shall be minimum 2.4 mtr from the common wall in the event the adjoining plot is built up without a basement.
14. That you shall not use the proposed building other than residential purposes and shall not raise any further construction without getting the approval of competent authority otherwise this approval shall be automatically cancelled and appropriate action as per rule will be initiated.
15. That you shall not apply for occupation certificate till all the development works in the licensed colony are completed and functional.
16. Solar assisted water heating system shall have to be provided as per prevailing Government Policies I Norms.
17. That you shall abide by the conditions as declared in the Affidavit. If you breach any of the conditions laid down in the said affidavit the approval of the building plan deemed to be cancelled.
18. That you shall also comply with the conditions as approved/conveyed from time to time by the Govt.
19. That you shall adhere to the guidelines issued by Director General, Town & Country Planning on 14.05.2015 (Circulated by this office on 27.05.2015) in reference to orders dated 10.04.2015 of Hon'ble National Green Tribunal in O.A. No. 21 of 2014 i.e. Vardhman Kaushik Vs. Union of India & Ors and order dated 21.04.2017 passed by Commissioner, Municipal Corporation, Gurugram (MCG) regarding construction & demolition waste management at site.
20. This sanction will be void ab-initio if any of the conditions mentioned above are not complied with.
21. You shall submit the BRS-111 along with copy of plans duly signed by you related to all these plots in 15 days of this technical approval.
22. This sanction is granted subject to validity of license.

Thanking You  
Yours' s faithfully

For  
Vishal Sharma  
B-421, New Friends  
Colony, New Delhi-  
110065



**Enclosed Documents:**

- Three sets of Approval Building Plan along with sanction letter.  
I have read all the terms and conditions of the sanction letter and I agree to all the terms and conditions.  
I understand that this sanction shall be invalid ab-initio if any of the aforesaid conditions are not complied with.  
A copy of the above is forwarded to the following for information and further necessary action
1. District Town Planning (Planning), Gurugram
  2. District Town Planning (Enforcement), Gurugram



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

From:

Vishal Sharma  
B-421, New Friends Colony,  
New Delhi-110065

To

M/s. LOON AND DEVELOPMENT LIMITED. 1221-A,  
Devika Tower, 12<sup>th</sup> Floor,  
6, Nehru Place, New Delhi-110019

Memo No. 79/PH2/B3/105

Dated 26-12-2022

Subject: - Approval of proposed building plan as per application dated 26-12-2022 of:

Plot No: Type B3- Right corner plot

Plot B3- 18, 30, 42, 60, 78 (5 PLOTS)

Plot No: Type B3- Right middle plot

Plot B3 - 02, 04, 06, 08, 10, 12, 14, 16, 20, 22, 24, 26, 28, 32, 34, 36, 39, 41, 44, 46, 48, 50, 52, 54, 56,  
58, 62, 64, 66, 68, 70, 72, 74, 76, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104 (47 PLOTS)

Plot No: Type B3- Left corner plot

Plot B3 - 01, 19, 31, 37, 77, 85 (6 PLOTS)

Plot No: Type B3- Left middle plot

Plot B3 - 03, 05, 07, 09, 11, 13, 15, 17, 21, 23, 25, 27, 29, 33, 35, 38, 40, 43, 45, 47, 49, 51, 53, 55, 57,  
59, 61, 63, 65, 67, 69, 71, 73, 75, 79, 81, 83, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105 (47 PLOTS)

Total No. 105 Plots, Sector-79-79B Gurugram in accordance with the Plans Submitted with it

Ref: - According to new policy Memo no. 79/PH2/B3/105

Dated: - 26-12-2022

Permission is hereby -

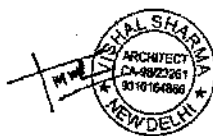
1. That you shall abide by the terms & conditions as mentioned in Deen Dayal Jan Awas Yojna (DDJAY-2016).
2. These plans are approved with FAR of 264% as per the permissible FAR mentioned in policy dated 02.09.2019. Any enhanced FAR shall be got approved for which you shall be liable to pay the additional fee/ charges as per the Instructions framed by Govt. from time to time.
3. That you shall abide by the Punjab Scheduled Roads and Controlled Area restriction of Unregulated Development Act, 1963 and rules framed there under.
4. The building plans shall be treated as cancelled if the plot falls in an unlicensed area.
5. Out of the total applied - 94 Plots, 0 No. of plots are frozen by the Department in the layout plan.
6. That you shall not create, any Third-Party Rights in the 50% freezed area as per Directorate Order issued vide Endst. No. ZP-1243/AD(NK)/2019/18618 dated 05.08.2019.
7. The subject cited approval is valid for two years.

8. This plan is being approved without prejudice to the validity of the license of the colony.
9. You shall get the setbacks of your building(s) checked at plinth level and obtain a certificate from this office before proceeding with the super structure.
10. That you shall get occupation certificate from the competent authority before occupying the above said building.
11. That you shall provide Rainwater Harvesting system as proposed in the building plan.
12. That responsibility of the structural design & structural stability against the earthquake of the building block shall be solely of the Architect/Owner.
13. That the basement setback shall be minimum 2.4 mtr from the common wall in the event the adjoining plot is built up without a basement.
14. That you shall not use the proposed building other than residential purposes and shall not raise any further construction without getting the approval of competent authority otherwise this approval shall be automatically cancelled and appropriate action as per rule will be initiated.
15. That you shall not apply for occupation certificate till all the development works in the licensed colony are completed and functional.
16. Solar assisted water heating system shall have to be provided as per prevailing Government Policies / Norms.
17. That you shall abide by the conditions as declared in the Affidavit. If you breach any of the conditions laid down in the said affidavit the approval of the building plan deemed to be cancelled.
18. That you shall also comply with the conditions as approved/conveyed from time to time by the Govt.
19. That you shall adhere to the guidelines issued by Director General, Town & Country Planning on 14.05.2015 (Circulated by this office on 27.05.2015) in reference to orders dated 10.04.2015 of Hon'ble National Green Tribunal in O.A. No. 21 of 2014 i.e. Vardhman Kaushik Vs. Union of India & Ors and order dated 21.04.2017 passed by Commissioner, Municipal Corporation, Gurugram (MCG) regarding construction & demolition waste management at site
20. This sanction will be void ab-initio if any of the conditions mentioned above are not complied with.
21. You shall submit the BRS-111 along with copy of plans duly signed by you related to all these plots in 15 days of this technical approval.
22. This sanction is granted subject to validity of license.

Thanking You

Yours's faithfully

For  
Vishal Sharma  
B-421, New Friends  
Colony, New Delhi-  
110065



Enclosed Documents:

- Three sets of Approval Building Plan along with sanction letter.  
I have read all the terms and conditions of the sanction letter and I agree to all the terms and conditions.  
I understand that this sanction shall be invalid ab-initio if any of the aforesaid conditions are not complied with.  
A copy of the above is forwarded to the following for information and further necessary action
1. District Town Planning (Planning), Gurugram
  2. District Town Planning (Enforcement), Gurugram

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

From:

Vishal Sharma  
B-421, New Friends Colony,  
New Delhi-110065

To

M/s. LOON AND DEVELOPMENT LIMITED, 1221-A,  
Devika Tower, 12<sup>th</sup> Floor,  
6, Nehru Place, New Delhi-110019

Memo No. 79/PH2/E/4

Dated 26-12-2022

Subject: - Approval of proposed building plan as per application dated 26-12-2022 of:

Plot No: Type E- Right corner plot

Plot E- 02, 04 (2 PLOTS)

Plot No: Type E- Left corner plot

Plot E - 01, 03 (2 PLOTS)

Total No. 4 Plots, Sector-79-79B Gurugram in accordance with the Plans Submitted with it

Ref: - According to new policy Memo no. 79/PH2/E/4

Dated: - 26-12-2022

Permission is hereby -

1. That you shall abide by the terms & conditions as mentioned in Deen Dayal Jan Awas Yojna (DDJAY-2016).
2. These plans are approved with FAR of 264% as per the permissible FAR mentioned in policy dated 02.09.2019. Any enhanced FAR shall be got approved for which you shall be liable to pay the additional fee/ charges as per the instructions framed by Govt. from time to time.
3. That you shall abide by the Punjab Scheduled Roads and Controlled Area restriction of Unregulated Development Act, 1963 and rules framed there under.
4. The building plans shall be treated as cancelled if the plot falls in an unlicensed area.
5. Out of the total applied - 94 Plots, 0 No. of plots are frozen by the Department in the layout plan.
6. That you shall not create, any Third-Party Rights in the 50% freezed area as per Directorate Order issued vide Endst. No. ZP-1243/AD(NK)/2019/18618 dated 05.08.2019.
7. The subject cited approval is valid for two years.
8. This plan is being approved without prejudice to the validity of the license of the colony.
9. You shall get the setbacks of your building(s) checked at plinth level and obtain a certificate from this office before proceeding with the super structure.

10. That you shall get occupation certificate from the competent authority before occupying the above said building.
11. That you shall provide Rainwater Harvesting system as proposed in the building plan.
12. That responsibility of the structural design & structural stability against the earthquake of the building block shall be solely of the Architect/Owner.
13. That the basement setback shall be minimum 2.4 mtr from the common wall in the event the adjoining plot is built up without a basement.
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19. That you shall adhere to the guidelines issued by Director General, Town & Country Planning on 14.05.2015 (Circulated by this office on 27.05.2015) in reference to orders dated 10.04.2015 of Hon'ble National Green Tribunal in O.A. No. 21 of 2014 i.e. Vardhman Kaushik Vs. Union of India & Ors and order dated 21.04.2017 passed by Commissioner, Municipal Corporation, Gurugram (MCG) regarding construction & demolition waste management at site
20. This sanction will be void ab-initio if any of the conditions mentioned above are not complied with.
21. You shall submit the BRS-111 along with copy of plans duly signed by you related to all these plots in 15 days of this technical approval.
22. This sanction is granted subject to validity of license.

Thanking You

Yours' s faithfully

For  
Vishal Sharma  
B-421, New Friends  
Colony, New Delhi-  
110065



**Enclosed Documents:**

Three sets of Approval Building Plan along with sanction letter.

I have read all the terms and conditions of the sanction letter and I agree to all the terms and conditions.

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2. District Town Planning (Enforcement), Gurugram



FORM BR-III (See  
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Sanction

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Vishal Sharma  
B-421, New Friends Colony,  
New Delhi-110065

To

M/s. LOON AND DEVELOPMENT LIMITED. 1221-A,  
Devika Tower, 12<sup>th</sup> Floor,  
6, Nehru Place, New Delhi-110019

Memo No. 79/PH2/G/31

Dated 26-12-2022

Subject: - Approval of proposed building plan as per application dated 26-12-2022 of:

Plot No: Type G- Right corner plot

Plot G-06, 27, 31 (3 PLOTS)

Plot No: Type G- Right middle plot

Plot G - 01, 03, 08, 10, 12, 14, 16, 18, 20, 22, 24, 26, 29 (13 PLOTS)

Plot No: Type G- Left corner plot

Plot G - 04, 07, 28 (3 PLOTS)

Plot No: Type G- Left middle plot

Plot G - 02, 05, 09, 11, 13, 15, 17, 19, 21, 23, 25, 30 (12 PLOTS)

Total No. 31 Plots, Sector-79-79B Gurugram in accordance with the Plans Submitted with it

Ref. - According to new policy Memo no. 79/PH2/G/31

Dated: - 26-12-2022

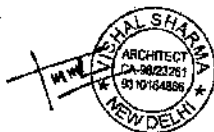
Permission is hereby -

1. That you shall abide by the terms & conditions as mentioned in Deen Dayal Jan Awas Yojna (DDJAY-2016).
2. These plans are approved with FAR of 264% as per the permissible FAR mentioned in policy dated 02.09.2019. Any enhanced FAR shall be got approved for which you shall be liable to pay the additional fee/ charges as per the instructions framed by Govt. from time to time.
3. That you shall abide by the Punjab Scheduled Roads and Controlled Area restriction of Unregulated Development Act, 1963 and rules framed there under.
4. The building plans shall be treated as cancelled if the plot falls in an unlicensed area.
5. Out of the total applied - 94 Plots, 0 No. of plots are frozen by the Department in the layout plan.
6. That you shall not create, any Third-Party Rights in the 50% freezed area as per Directorate Order issued vide Endst. No. ZP-1243/AD(NK)/2019/18618 dated 05.08.2019.
7. The subject cited approval is valid for two years.
8. This plan is being approved without prejudice to the validity of the license of the colony.

9. You shall get the setbacks of your building(s) checked at plinth level and obtain a certificate from this office before proceeding with the super structure.
10. That you shall get occupation certificate from the competent authority before occupying the above said building.
11. That you shall provide Rainwater Harvesting system as proposed in the building plan.
12. That responsibility of the structural design & structural stability against the earthquake of the building block shall be solely of the Architect/Owner.
13. That the basement setback shall be minimum 2.4 mtr from the common wall in the event the adjoining plot is built up without a basement.
14. That you shall not use the proposed building other than residential purposes and shall not raise any further construction without getting the approval of competent authority otherwise this approval shall be automatically cancelled and appropriate action as per rule will be initiated.
15. That you shall not apply for occupation certificate till all the development works in the licensed colony are completed and functional.
16. Solar assisted water heating system shall have to be provided as per prevailing Government Policies & Norms.
17. That you shall abide by the conditions as declared in the Affidavit. If you breach any of the conditions laid down in the said affidavit the approval of the building plan deemed to be cancelled.
18. That you shall also comply with the conditions as approved/conveyed from time to time by the Govt.
19. That you shall adhere to the guidelines issued by Director General, Town & Country Planning on 14.05.2015 (Circulated by this office on 27.05.2015) in reference to orders dated 10.04.2015 of Hon'ble National Green Tribunal In O.A. No. 21 of 2014 i.e. Vardhman Kaushik Vs. Union of India & Ors and order dated 21.04.2017 passed by Commissioner, Municipal Corporation, Gurugram (MCG) regarding construction & demolition waste management at site
20. This sanction will be void ab-initio if any of the conditions mentioned above are not complied with.
21. You shall submit the BRS-111 along with copy of plans duly signed by you related to all these plots in 15 days of this technical approval.
22. This sanction is granted subject to validity of license.

Thanking You  
Yours's faithfully

For  
Vishal Sharma  
B-421, New Friends  
Colony, New Delhi-  
110065



Enclosed Documents:

Three sets of Approval Building Plan along with sanction letter.

I have read all the terms and conditions of the sanction letter and I agree to all the terms and conditions.

I understand that this sanction shall be invalid ab-initio if any of the aforesaid conditions are not complied with.

A copy of the above is forwarded to the following for information and further necessary action

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2. District Town Planning (Enforcement), Gurugram

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

From:

Vishal Sharma  
B-421, New Friends Colony,  
New Delhi-110065

To  
M/s. LOON AND DEVELOPMENT LIMITED. 1221-A,  
Devika Tower, 12<sup>th</sup> Floor,  
6, Nehru Place, New Delhi-110019

Memo No. 79/PH2/H/2

Dated 26-12-2022

Subject: - Approval of proposed building plan as per application dated 26-12-2022 of:

Plot No: Type H- Right corner plot  
Plot H-01 (1 PLOTS)

Plot No: Type H- Left corner plot  
Plot H-02 (1 PLOTS)

Total No. 2 Plots, Sector-79-79B Gurugram in accordance with the Plans Submitted with it

Ref: - According to new policy Memo no. 79/PH2/H/2

Dated: - 26-12-2022

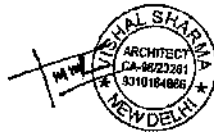
Permission is hereby –

1. That you shall abide by the terms & conditions as mentioned in Deen Dayal Jan Awas Yojna (DDJAY-2016).
2. These plans are approved with FAR of 264% as per the permissible FAR mentioned in policy dated 02.09.2019. Any enhanced FAR shall be got approved for which you shall be liable to pay the additional fee/ charges as per the instructions framed by Govt. from time to time.
3. That you shall abide by the Punjab Scheduled Roads and Controlled Area restriction of Unregulated Development Act, 1963 and rules framed there under.
4. The building plans shall be treated as cancelled if the plot falls in an uncensured area.
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6. That you shall not create, any Third-Party Rights in the 50% freezed area as per Directorate Order issued vide Endst. No. ZP-1243/AD(NK)/2019/18618 dated 05.08.2019.
7. The subject cited approval is valid for two years.
8. This plan is being approved without prejudice to the validity of the license of the colony.
9. You shall get the setbacks of your building(s) checked at plinth level and obtain a certificate from this office before proceeding with the super structure.

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21. You shall submit the BRS-111 along with copy of plans duly signed by you related to all these plots in 15 days of this technical approval.
22. This sanction is granted subject to validity of license.

Thanking You  
Yours's faithfully

For  
Vishal Sharma  
B-421, New Friends  
Colony, New Delhi-  
110065



Enclosed Documents:

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To

M/s. LOON AND DEVELOPMENT LIMITED, 1221-A,  
Devika Tower, 12<sup>th</sup> Floor,  
6, Nehru Place, New Delhi-110019

Memo No. 79/PH2/J/2

Dated 26-12-2022

Subject: - Approval of proposed building plan as per application dated 26-12-2022 of:

Plot No: Type J- Right corner plot

Plot J-01 (1 PLOTS)

Plot No: Type J- Left middle plot

Plot J - 02 (1 PLOTS)

Total No. 4 Plots, Sector-79-79B Gurugram in accordance with the Plans Submitted with it

Ref: - According to new policy Memo no. 79/PH2/J/2

Dated: - 26-12-2022

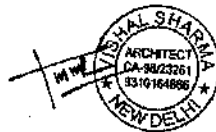
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22. This sanction is granted subject to validity of license.

Thanking You  
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For  
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B-421, New Friends  
Colony, New Delhi-  
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FORM BR-III (See  
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New Delhi-110065

To  
M/s. LOON AND DEVELOPMENT LIMITED, 1221-A,  
Devika Tower, 12<sup>th</sup> Floor,  
8, Nehru Place, New Delhi-110019

Memo No. 79/PH-2/K/14

Dated 26-12-2022

Subject: - Approval of proposed building plan as per application dated 26-12-2022 of:

Plot No: Type K- Right corner plot  
Plot K- 01 (1 PLOTS)

Plot No: Type K- Right middle plot  
Plot K - 03, 05, 07, 09, 11, 13 (6 PLOTS)

Plot No: Type K- Left corner plot  
Plot K - 14 (1 PLOTS)

Plot No: Type K- Left middle plot  
Plot K - 02, 04, 06, 08, 10, 12 (6 PLOTS)

Total No. 14 Plots, Sector-79-79B Gurugram in accordance with the Plans Submitted with it

Ref: - According to new policy Memo no. 79/PH-2/K/14

Dated: - 26-12-2022

Permission is hereby -

1. That you shall abide by the terms & conditions as mentioned in Deen Dayal Jan Awas Yojna (DDJAY-2016).
2. These plans are approved with FAR of 264% as per the permissible FAR mentioned in policy dated 02.09.2019. Any enhanced FAR shall be got approved for which you shall be liable to pay the additional fee/ charges as per the instructions framed by Govt. from time to time.
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8. This plan is being approved without prejudice to the validity of the license of the colony. 9. You shall get the setbacks of your building(s) checked at plinth level and obtain a certificate from this office before proceeding with the super structure.
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22. This sanction is granted subject to validity of license.

Thanking You

Yours faithfully

For  
Vishal Sharma  
B-421, New Friends  
Colony, New Delhi-  
110065



Enclosed Documents:

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  2. District Town Planning (Enforcement), Gurugram



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

From:

Vishal Sharma  
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New Delhi-110065

To  
Ms. LOON AND DEVELOPMENT LIMITED, 1221-A,  
Devika Tower, 12<sup>th</sup> Floor,  
6, Nehru Place, New Delhi-110019

Memo No. 79/PH2/L/49

Dated 26-12-2022

Subject: - Approval of proposed building plan as per application dated 26-12-2022 of:

Plot No: Type L- Right corner plot  
Plot L- 08, 33, 49 (3 PLOTS)

Plot No: Type L- Right middle plot  
Plot L - 02, 04, 06, 10, 12, 14, 16, 18, 21, 23, 25, 27, 29, 31, 35, 37, 39, 41, 43, 45, 47 (21 PLOTS)

Plot No: Type L- Left corner plot  
Plot L - 09, 20, 34, 48 (4 PLOTS)

Plot No: Type L- Left middle plot  
Plot L - 01, 03, 05, 07, 11, 13, 15, 17, 19, 22, 24, 26, 28, 30, 32, 36, 38, 40, 42, 44, 46 (21 PLOTS)

Total No. 49 Plots, Sector-79-79B Gurugram in accordance with the Plans Submitted with it

Ref: - According to new policy Memo no. 79/PH2/L/49

Dated: - 26-12-2022

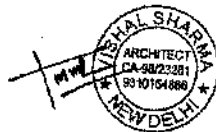
Permission is hereby -

1. That you shall abide by the terms & conditions as mentioned in Deen Dayal Jan Awas Yojna (DDJAY-2016).
2. These plans are approved with FAR of 264% as per the permissible FAR mentioned in policy dated 02.09.2019. Any enhanced FAR shall be got approved for which you shall be liable to pay the additional fee/ charges as per the instructions framed by Govt. from time to time.
3. That you shall abide by the Punjab Scheduled Roads and Controlled Area restriction of Unregulated Development Act, 1963 and rules framed there under.
4. The building plans shall be treated as cancelled if the plot falls in an unlicensed area.
5. Out of the total applied - 94 Plots, 0 No. of plots are frozen by the Department in the layout plan.
6. That you shall not create, any Third-Party Rights in the 50% freezed area as per Directorate Order issued vide Endst. No. ZP-1243/AD(NK)/2019/18618 dated 05.08.2019.
7. The subject cited approval is valid for two years.
8. This plan is being approved without prejudice to the validity of the license of the colony.

9. You shall get the setbacks of your building(s) checked at plinth level and obtain a certificate from this office before proceeding with the super structure.
10. That you shall get occupation certificate from the competent authority before occupying the above said building.
11. That you shall provide Rainwater Harvesting system as proposed in the building plan.
12. That responsibility of the structural design & structural stability against the earthquake of the building block shall be solely of the Architect/Owner.
13. That the basement setback shall be minimum 2.4 mtr from the common wall in the event the adjoining plot is built up without a basement.
14. That you shall not use the proposed building other than residential purposes and shall not raise any further construction without getting the approval of competent authority otherwise this approval shall be automatically cancelled and appropriate action as per rule will be initiated.
15. That you shall not apply for occupation certificate till all the development works in the licensed colony are completed and functional.
16. Solar assisted water heating system shall have to be provided as per prevailing Government Policies I Norms.
17. That you shall abide by the conditions as declared in the Affidavit. If you breach any of the conditions laid down in the said affidavit the approval of the building plan deemed to be cancelled.
18. That you shall also comply with the conditions as approved/conveyed from time to time by the Govt.
19. That you shall adhere to the guidelines issued by Director General, Town & Country Planning on 14.05.2015 (Circulated by this office on 27.05.2015) in reference to orders dated 10.04.2015 of Hon'ble National Green Tribunal in O.A. No. 21 of 2014 i.e. Vardhman Kaushik Vs. Union of India & Ors and order dated 21.04.2017 passed by Commissioner, Municipal Corporation, Gurugram (MCG) regarding construction & demolition waste management at site
20. This sanction will be void abinitio if any of the conditions mentioned above are not complied with.
21. You shall submit the BRS-111 along with copy of plans duly signed by you related to all these plots in 15 days of this technical approval.
22. This sanction is granted subject to validity of license.

Thanking You  
Yours' s faithfully

For  
Vishal Sharma  
B-421, New Friends  
Colony, New Delhi-  
110065



**Enclosed Documents:**

- Three sets of Approval Building Plan along with sanction letter.  
I have read all the terms and conditions of the sanction letter and I agree to all the terms and conditions.  
I understand that this sanction shall be invalid ab-initio if any of the aforesaid conditions are not complied with.  
A copy of the above is forwarded to the following for information and further necessary action
1. District Town Planning (Planning), Gurugram
  2. District Town Planning (Enforcement), Gurugram

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

From:

Vishal Sharma  
B-421, New Friends Colony,  
New Delhi-110065

To  
M/s. LOON AND DEVELOPMENT LIMITED, 1221-A,  
Devika Tower, 12<sup>th</sup> Floor,  
6, Nehru Place, New Delhi-110019

Memo No. 79/PH2/N/4

Dated 26-12-2022

Subject: - Approval of proposed building plan as per application dated 26-12-2022 of:

Plot No: Type N- Right corner plot

Plot N-01 (1 PLOTS)

Plot No: Type N- Right middle plot

Plot N - 03 (1 PLOTS)

Plot No: Type N- Left corner plot

Plot N - 04 (1 PLOTS)

Plot No: Type N- Left middle plot

Plot N - 02 (1 PLOTS)

Total No. 4 Plots, Sector-79-79B Gurugram in accordance with the Plans Submitted with it

Ref: - According to new policy Memo no. 79/PH2/N/4

Dated: - 26-12-2022

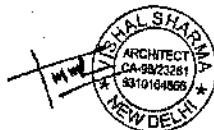
Permission is hereby -

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Thanking You  
Yours' s faithfully

For  
Vishal Sharma  
B-421, New Friends  
Colony, New Delhi-  
110065



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