

SILVERGLADES HOMES LLP

Reg. Office: 506, 5th Floor Times Square Building, B Block, Sushant Lok-I, Gurugram-122002
LLPIN: ABZ-9999, E-mail : cs@silverglades.com; Website: www.silverglades.com;
Ph. No. : 91-124-4550300/309 Fax : 91-124-4550399

02.08.2024

To,
Executive Engineer,
HSVP Division No.-6
Gurugram, Haryana

Sub: Submission of Service Estimates of Group Housing Colony being developed under New Integrated Licensing Policy (NIPL) on land measuring 10.4625 acres in revenue estate of Village Behrampur, Sector – 63A Gurugram being developed by Silverglades Homes LLP (Licence No. 215 of 2023 dated 23.10.2023).

Dear Sir,

In reference with the captioned subject, please find attached herewith Three Copies of Service plan Estimates with respect to our Group Housing Colony on area measuring 10.4625 acres in revenue estate of Village Behrampur, Sector – 63A Gurugram being developed by Silverglades Homes LLP (Licence No. 215 of 2023 dated 23.10.2023)

We hereby request you to please find the same in order & to approve the same at your earliest.

Should your office require any further information on the aforesaid, we shall be happy to furnish the same.

Thanking you,
Yours faithfully ,

For Silverglades Homes LLP

Authorised Representative



Received
O/o KEN VI,
HSVP, Gurugram
2/9/24

Enclosed:

- Encl. : 1) Three sets of Service Plans Estimate with Drawings
2) Copy of BR-III dated 05.07.2024
3) Copy of Licence No. 215 of 2023 dated 23.10.2023 valid till 22.10.2028,

FORM LC -V
(See Rule 12)
HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

Licence No. 215 of 2023

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976 made there under to Pyramid & LID Realtors LLP (earlier known as SCJS Buildwell LLP) in collaboration with Silverglades Homes LLP, 506, 5th Floor, Time Square Building, B Block, Sushant Lok-I, Gurugram-122002 for setting up of an New Integrated Licensing Policy (NILP) dated 11.05.2022 on land measuring 10.4625 acres (after migration of license no. 60 of 2022 dated 13.05.2022 granted for setting up of Affordable Plotted Colony over an area measuring 10.4625 acres) in the revenue estate of village Behrampur, Sector 63A, Gurugram Manesar Urban Complex.

1. The particulars of the land, wherein the aforesaid Integrated Residential Colony under NILP - 2022 is to be set up, are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions: -
 - a) That you shall pay the Infrastructure Development Charges amounting to Rs. 3,47,20,225/- in two equal installments. First Installment will be due within 60 days of grant of license and second Installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
 - b) That you shall maintain and upkeep all roads, open spaces, public parks and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Government or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - c) That area coming under the sector roads and restricted belt/green belt which forms part of licenced area and in lieu of which benefit to the extent permissible as per policy towards plotable area is being granted, shall be transferred free of cost of the Govt.
 - d) That if any external development works are provided at any stage by HUDA/Government, then applicant shall have to pay the proportionate development charges.
 - e) That you shall integrate the services with the HSVP services as per the approved service plans and as and when made available.
 - f) That you shall submit NOC as required under notification dated 14.09.2006 issued by Ministry of Environment and Forest, Govt. of India before executing development works at site.
 - g) That you shall make arrangement for water supply, sewerage drainage etc to the satisfaction of DTCP till these services are made available from external infrastructure to be laid by HSVP.

Director General
Town & Country Planning
Haryana, Chandigarh



- h) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- i) That you shall make provision of solar water heating system as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
- j) That you shall use only LED lamps fitting for internal lighting as well as campus lighting.
- k) That you shall ensure the installation of Solar Photovoltaic Power Plant as per provision of notification no. 22/52/2005-5 power dated 03.09.2014 of Haryana Government Renewable Energy Department if required
- l) That you shall convey Ultimate Power Load Requirement of the project to the concerned power utility, with a copy to the Director, within two month period from the date of grant of licence to enable provision of site in your land for Transformers/Switching Station/ Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- m) That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed by the applicant in letter and spirit.
- n) That it is understood that the development / construction cost of 24/18 m wide road/major internal road is not included in the EDC rates and you will pay the proportionate cost for acquisition of land, if any alongwith the construction cost of 24/18 m wide road/major internal road as and when finalized and demanded by the Director, Town & Country Planning, Haryana.
- o) That you shall arrange electric connection from outside source for electrification of his colony from HVPN and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which he shall get the electrical (distribution) service plan /estimates approved from the agency responsible for installation of external electric services i.e. HVPN/UHBNL/DHBNL Haryana and complete the same before obtaining completion certificate for the colony.
- p) That you shall permit the Director or any other officer authorized by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the licence granted.
- q) That you shall deposit thirty per centum of the amount realised, from time to time, by him, from the plot holders within a period of ten days of its realization in a separate account to be maintained in a scheduled bank. This amount shall only be utilized by him towards meeting the cost of internal development works in the colony.
- r) That you shall abide for paying the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
- s) That you shall keep pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.

29.11.2010



- t) That you shall not give any marketing and selling rights to any other company other than the collaborator company
- u) That no claim shall lie against HSVP till non-provision of EDC services, during next five years.
- v) That you shall complete the demarcation at site within two month from date of licence and will submit the demarcation plan in the office of District Town Planner, Gurugram under the intimation to this office.
- w) That you shall submit the compliance of Rule -24,26,27 & 28 of Rules 1976 & Section -5 of Haryana Development and Regulation of Urban Areas Act, 1975, the applicant company shall inform account number & full particulars of the scheduled bank wherein the applicant company have to deposit thirty percentum of the amount from buyers for meeting the cost of internal development works in the colony.
- x) That you shall integrate its bank account in which 70% allottee receipts are credited under Section-4(2)(l)(D) of the Real Estate Regulation and Development Act, 2016 with the on-line application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipts from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.
- y) That such 10% of the total receipts from each payment made by an allottee, which is received by the Department shall get automatically credited, on the date of receipt in Government treasury against EDC dues.
- z) Such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- aa) The implementation of such mechanism shall, however, have no bearing on the EDC instalment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that the EDC instalments that are due for payment get paid as per prescribed schedule.
- bb) That you shall transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities before grant of completion certificate.
- cc) That you shall abide by the provision of the New Integrated Licence policy dated 11.05.2022 and the amendment therein.
- dd) That the owner/developer shall derive maximum net profit at the rate of 15% of the total project cost of the development of the above said Commercial Colony after making provisions of the statutory taxes. In case, the net profit exceeds 15% after completion of the project period, the surplus amount shall be deposited within two months in the State Government Treasury by the Owner/Developer or they shall spend this money on further amenities/facilities in their colony for the benefit of the resident therein.
- ee) That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- ff) The you shall take prior permission from the Divisional Forest Officer, Gurugram regarding cutting of any tree in their applied site


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3. That you shall submit the fresh Bank Guarantees on account of EDC & IDW within a period of 30 days after grant of licence.
4. The licence is valid up to 22/10/2028.

Dated: The 23/10/2023.
Chandigarh



(T.L. Satyaprakash, IAS)
Director General,
Town & Country Planning
Haryana Chandigarh

Endst. No. LC-4958/JE(SB)/2023/ 35827

Dated: 23-10-2023

A copy along with a copy of schedule of land is forwarded to the following for information and necessary action: -

1. SCJS Buildwell LLP (now known as M/s Pyramid & LID Realtors LLP) in collaboration with Silverglades Homes LLP, 506, 5th Floor, Time Square Building, B Block, Sushant Lok-I, Gurugram-122002 alongwith a copy of agreement, LC-IV B, Bilateral agreement & layout plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Paryavaran Bhawan, Sector-2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Panchkula.
9. Chief Engineer, HSVP, Panchkula.
10. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram alongwith layout plan.
13. District Town Planner, Gurugram along with a copy of agreement and layout plan.
14. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh along with a copy of agreement.
15. Nodal Officer (Website) to update the status on the website.


(R.S. Batth)
District Town Planner (HQ)
For: Director General, Town & Country Planning
Haryana Chandigarh




To be read with License No.....215.....Dated 23/10 of 2023

Detail of land owned by Pyramid & LID Realtors LLP.

Village	Rect. No.	Killa No	Area (K-M)
Behrampur	20	5	8-0
		6	8-0
	21	1	8-0
		9	8-0
		10/1	0-3
		10/2	3-17
		10/3	4-0
		11/1	4-0
		11/2	4-0
		12/1	3-11
		12/2	4-9
		13min	6-14
		18/1/2min	5-0
		19	8-0
		20/1	4-0
		20/2	4-0
		Total	83-14

Or 10.4625 Acres


Director General
Town & Country Planning
Haryana, Chandigarh



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

From

Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee,
O/o Director, Town & Country Planning Department,
Haryana, Nagar Yojna Bhavan,
Madhya Marg, Sector 18, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com
Website www.tcpharyana.gov.in.

To

Pyramid and LID Realtors LLP,
In collaboration with Sliverglades Homes LLP
Regd Office - 506, 5th Floor, Time Square Building,
B Block, Sushant Lok-I, Gurugram - 122002.

Memo No. ZP-1917/PA(DK)/2024/ 20315 Dated 05/07/2024

Subject: Approval of building plans of Residential Colony (under NILP) area measuring 10.4625 acres (Licence No. 215 of 2023 dated 23.10.2023) in Sector-63-A, Gurugram being developed by Pyramid and LID Realtors LLP in collaboration with Sliverglades Homes LLP.

Reference your application dated 20.11.2023 & 16.05.2024 for permission to erect the buildings in Residential Colony (under NILP) area measuring 10.4625 acres (Licence No. 215 of 2023 dated 23.10.2023) in Sector-63-A, Gurugram in accordance with the plans submitted with it after receipt of ₹ 32,25,050/- towards Infrastructure Development Charges for 12% additional FAR being considered as an incentive for providing green buildings as per IGBC norms in view of provision of Code 6.5 of Haryana Building Code, 2017.

Permission is hereby granted for the aforesaid construction, subject to the provisions of the Haryana Scheduled Roads & Controlled Areas Restriction of Unregulated Development Act, 1963 and Haryana Building Code-2017, subject to the following amendments, terms and conditions:-

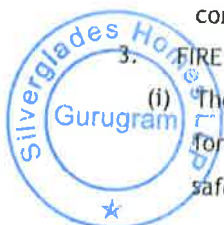
1. The plans are valid for a period of 2 years of the buildings less than 15.00 meters in height and 5 years for the multistoried buildings from the date of issuance of sanction, subject to validity of licenses granted for this scheme.
2. The structural responsibility of the construction shall be entirely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

Further that: -

- a) The building shall be constructed in accordance to the Structure Design by Structure Engineer and certified by Proof Consultant on prescribed FORM BR-V (A2).
- b) All material to be used for erection of building shall conform to I.S.I. and N.B.C. standards.
- c) No walls/ceiling shall be constructed of easily inflammable material and staircases shall be built of the fire resisting material as per standard specification.
- d) The roof slab of the basement external to the buildings if any shall be designed/ constructed to take the load of fire tender up to 45 tones.

3. FIRE SAFETY:

- (i) The colonizer and the Supervising Architect of the project shall be entirely responsible for making provisions of fire safety and fire-fighting measures and shall abide by all fire safety bye laws.



- (ii) That you shall get approved the fire-fighting scheme in accordance with the Section 15 of the Haryana Fire Safety Act-2009 and directions issued by the Director, Haryana Fire Services, Haryana, before starting the construction work at site.
4. No addition and alteration in the building plans/ layout plan shall be made without the prior approval of DTCP. Further, only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DTCP shall be pre-requisite.
 5. That you shall furnish the service plan/ estimate of this scheme in accordance with approved building plans.
 6. Based on the actual estimated cost of internal development of the colony you shall furnish additional bank guarantee, if required.
 7. The revenue Rasta if any passing through the site shall be kept unobstructed.
 8. If any infringement of byelaws remains unnoticed, the Department reserves the right to amend the plan as and when any such infringement comes to its notice after giving an opportunity of being heard and the Department shall stand indemnified against any claim on this account.
 9. The layout showing the electric installation shall have to be got approved from the competent authority before execution of work at site.
 10. No person shall occupy or allow any other person to occupy any new building and before grant of occupation certificate, you shall apply for occupation certificate as per the provisions of Code 4.10 of the Haryana Building Code-2017 which shall be accompanied by certificates regarding completion of works described in the plans and it shall be accompanied by:
 - (i) Structural stability certificate duly signed by the recognized Architect & Structural Engineer.
 - (ii) A clearance from Fire Safety point of view from the competent authority.
 11. The provision of letter boxes for each dwelling unit shall be made at the ground floor of each building.
 12. The basements shall be used for parking, services or as prescribed in the approved zoning plan and building plans. The parking lots proposed in the scheme shall be exclusively for the use of flat owners/residents of the group housing scheme. The parking lot shall not be leased out /transferred to any person who is not a flat owners /residents of the group housing complex.
 13. That you shall comply with the conditions laid down in the memo no. 133199 dated 17.05.2024 of Chief Engineer, HSVP, Panchkula (Copy enclosed).
 14. That you shall comply with the conditions laid down in the Memo No. 5742 dated 15.05.2024 of Deputy Director, Directorate of Fire and Emergency Services, Haryana, Panchkula (Copy enclosed).
 15. GENERAL: -
 - (i) That you shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
 - (ii) That you shall strictly comply with the directions of MoEF Guidelines, 2010 while raising construction and comply with the instructions of Director, Town and Country Planning, Haryana, Chandigarh issued vide orders dated 14.5.2015 which is also available on the departmental website www.tcpharyana.gov.in.



- (iii) That you shall submit the fire-fighting scheme duly approved in accordance with the section 15 of the Haryana Fire Safety Act 2009 and directions issued by Director, Urban Local Bodies Haryana before starting the construction work at site.
- (iv) That you shall submit the approved Electrical Service Plan from competent authority and certificate to this effect that adequate arrangement has been put in place before grant of occupation certificate.
- (v) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- (vi) That you shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- (vii) That you shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- (viii) That you shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
- (ix) That if any, site for Electric Sub Station is required, same will be provided by you in the colony.
- (x) That provision of parking shall be made within the area earmarked /designated for parking in the colony and no vehicle shall be allowed to park outside the premises.
- (xi) That you shall follow provisions of section 46 of 'The Persons with Disabilities (Equal Opportunities, protection of Rights and full Participation) Act, 1995' which includes construction of Ramps in public buildings, adaption of toilets for wheel chair users, Braille symbols and auditory signals in elevators or lifts and other relevant measures for Hospitals, Primary Health Centre and other medical care and rehabilitation units.
- (xii) That you shall abide the terms and conditions of the Undertaking/Affidavit submitted in the office of Administrator, HSVP, Gurugram in compliance of Order dated 16.07.2012 of the Hon'ble High Court and shall not extract groundwater for construction purposes.
- (xiii) That the recovery of labour cess being made by the Department is interim in nature and that the final estimation of cost of construction and recovery of any deficiency in labour cess shall be done at the level of the 'assessing officer' designated for the purpose by the Labour Department, which shall be final and binding.
- (xiv) That you shall deposit the balance amount of Labour Cess in future, time to time as per progress in construction at site.

16. Environment: That you shall raise construction as per guidelines of MoEF-2010 issued regarding Building, Construction, Township and Area Development Projects.

17. In addition, you shall comply with the instructions of Director, Town & Country Planning, Haryana, Chandigarh issued vide order dated 14.05.2015, available on the Departmental Website www.tcpharyana.gov.in at URL :https://tcpharyana.gov.in/Policy/Misc392%20OA%20No.%2021%20of%202014%20Vardhaman%20Kaushik%20Vs.%20UOI_ors.pdf in compliance of the orders dated 10.04.2015 passed by Hon'ble National Green Tribunal in OA No. 21 of 2014, which are as under:



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- (i) You shall put tarpaulin on scaffolding around the area of construction and the building. You are also directed that you shall not store any construction material particularly sand on any part of the street/roads.
- (ii) 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.
- (iii) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
- (iv) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
- (v) 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.
- (vi) 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.
- (vii) 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.
- (viii) It shall be the responsibility of every 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 referred above.
- (ix) All to take appropriate measures and to ensure that the terms and conditions of the Hon'ble NGT order dated 10.04.2015 referred above in OA No. 21 of 2014 and the earlier orders passed in said case should strictly comply with by fixing sprinklers, creations of green air barriers.
- (x) Compulsory use of wet jet in grinding and stone cutting.
- (xi) Wind breaking walls around construction site.
- (xii) That you shall ensure that least dust has emitted into air/atmosphere and all steps are taken to prevent the same.
- (xiii) That all the builders, who are building commercial, residential complexes which are covered under the EIA Notification of 2006, shall provide green belt around the building that they construct and compliance of the same shall be ensured prior to issuance of occupancy certificate. The width of green belt will be kept 1.5 meter along boundary wall within site, along periphery.
- (xiv) If any person, owner and or builder is found to be violating any of the conditions stated in this order and or for their non-compliance such person, owner, builder shall be liable to pay compensation of ₹ 50,000/- per default in relation to construction activity at its site and ₹ 5,000/- for each violation during carriage and transportation of construction material, debris through trucks or other vehicles, in terms of Section 15 of the NGT Act on the principle of Polluter Pay. Such action would be in addition not in derogation to the other action that the Authority made take against such builder, owner, person and transporter under the laws in force.



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- (xv) All the owners/builders shall ensure that C & D waste is transported in terms of this order to the site in question only and due record in that behalf shall be maintained by the builders, transporters and NCR of Delhi.
- (xvi) 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 above said order dated 10.04.2015 passed by NGT and MOEF guidelines, 2010, the State Government, SPCB and any officer of any Department as afore-stated shall be entitled to direct stoppage of work.
18. That the community buildings shall be included by you as a part of the common areas of the residential colony while filing the declaration under the Apartment Ownership Act and such community buildings shall be for the exclusive use of residents of this colony only and the same shall not be sold to anyone as per your undertaking dated 20.02.2024.
19. On the basis of IGBC Gold Rating Certificate duly submitted by the colonizer, and as per provision of Code 6.5 of Haryana Building Code, 2017, the additional FAR of 12% is allowed. Since, the final rating will be issued by IGBC after completion of total building complex/project, therefore, final occupation for three times the area of additional FAR (which is sought to be availed, as incentive for green building), shall be withheld till the final rating from IGBC is obtained. However, if the colonizer fails to achieve the final rating, which is lesser than the provisional rating, the occupation certificate of all building complex shall be issued after compounding the additional FAR (i.e. difference of additional FAR from provisional rating & final rating) at the ten times of the rates of EDC applicable at the time of submission of occupation certificate.
20. That you shall submit the scanned copy of the approved building plans in CD format within one week to this office from the issuance of this letter.

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

DA/As above & One set of Building Plans.


(Hitesh Sharma)

Senior Town Planner (M)HQ,
Member Secretary

For: Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee,
Town & Country Planning Department,
Haryana, Chandigarh.

Endst. No. ZP-1917/PA(DK)/2024/_____ Dated:- _____

A copy is forwarded to the following for information:-

1. Haryana State Pollution Control Board, Panchkula with the request that the compliance of the instructions issued by NGT be monitored and strict compliance to be ensured.
2. MD, HVPNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula with request to assess the power utility site requirement as per ultimate power load requirement.
3. Executive Engineer, GMDA, Gurugram.
4. Senior Town Planner, Gurugram.
5. Chief Engineer, HSVP, Panchkula.



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6. District Town Planner, Gurugram along with one set of approved building plans.
7. District Town Planner (E), Gurugram.
8. Nodal Officer, website updation.
9. Deputy Director, Directorate Fire and Emergency Services, Haryana, Panchkula.

Encl: as above

(Hitesh Sharma)

Senior Town Planner (M)HQ,
Member Secretary

For: Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee,
Town & Country Planning Department,
Haryana, Chandigarh.

