

BR-III

(See Rule 44)

DIRECTORATE OF TOWN &amp; COUNTRY PLANNING, HARYANA

SECTOR-18, CHANDIGARH.

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Memo No. ZP-453/JD(BS)/2011/

896

Dated:- 24-11

To

M/s Landmark Apartments Pvt. Ltd.  
4, Vipul Square, Sushant Lok-I,  
Gurgaon.

Subject:-

Approval of building plans of IT Park Colony measuring 8.3125 acres (Licence No. 97 of 2008 dated 12.5.2008) in Sector-67 Gurgaon Manesar Urban Complex being developed by M/s Landmark Apartments Pvt. Ltd.

Reference your application dated 31.12.2010 and subsequent letter dated 05.01.2011 for permission to erect buildings in IT Park Colony measuring 8.3125 acres in Sector-67, Gurgaon Manesar Urban Complex in accordance with the plans submitted with it.

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

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

Further that: -

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

## 3. FIRE SAFETY:

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

Further, the colonizer firm shall also prepare and submit the plans in triplicate to Commissioner, Municipal Corporation, Gurgaon, clearly marked and indicating the complete fire

protection arrangements and means of escape/ access for the proposed building with suitable legend and standard signs.

On receipt of the above request the Commissioner, Municipal Corporation, Gurgaon after satisfying himself that the entire fire protection measures proposed for the above buildings are as per NBC and other Fire Safety Bye Laws, forward the same to the Director, Urban Local Bodies, Haryana, who would issue a NOC from Fire Safety and means of escape/access point of view. This clearance/ NOC from Fire Authority shall be submitted in this office alongwith a set of plans duly signed by the Commissioner, Municipal Corporation, Gurgaon and countersigned by the Director, Urban Local Bodies, Haryana within a period of 90 days from the date of issuance of sanction of building plans. Further, it is also made clear that no permission for occupancy of the building shall be issued by the Director General unless he is satisfied that adequate fire fighting measures have been installed by you and suitable external fire fighting infrastructure has been created at Gurgaon, by Urban Local Bodies, Department Haryana. A clearance to this effect shall be obtained from the Director, Urban Local Bodies, Haryana before grant of occupation certificate by the Director General.

4. No addition and alteration in the building plans/ layout plan shall be made without the prior approval of DG,TCP . Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DG,TCP shall be pre-requisite.
5. That you shall furnish the service plan estimate of this scheme in accordance with approved building plans within 60 days from the date of issue of this letter.
6. Based on the actual estimated cost of internal development of the IT Park you shall furnish additional bank guarantee if required within 60 days of approval of the service plans.
7. The revenue rasta if any passing through the site shall be kept unobstructed.
8. If any infringement of bye-laws remains unnoticed, the department reserves the right to amend the plan as and when any such infringement comes to its notice after giving an opportunity of being heard and the department shall stand indemnified against any claim on this account.
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 or part of the same for any purpose what so ever until such building or part thereof has been certified by the Director General or any person authorized by him in this behalf as having been completed in accordance with the permission granted and an occupation certificate in prescribed form has been duly issued in your favour.
11. Before grant of occupation certificate, you shall have to submit a notice of completion of the building in form BR-IV alongwith BR-V regarding completion of works described in the plans and it shall be accompanied by:
  - (i) Structural stability certificate duly signed by the recognized Structural Engineer.
  - (ii) A clearance from Fire Safety point of view from the Director, Urban Local Bodies, Haryana.
12. The basements shall be used for parking and services as prescribed in the approved zoning plan and building plans. Not more than 75% of the parking space within the complex shall be allotted and this allotment shall be made only to the persons to whom spaces have been allotted. No parking space shall be allotted, leased out, sold or transferred in any manner to

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

### 13. WATER SUPPLY

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

Sr. No.	Name of Building	Capacity of tank for Domestic use in LTRS.	Up pipe in mm	Down pipe in mm
1-	Main Building (Dom) (Flush)	2x24,000 2x25,000	50 mm 50 mm	80,65,50,40,32,25,20 mm 65,50,40,32,25,20 mm
	U.G.T. (DOM) (Flush)	2,00,000 1,20,000		

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

### 14. SEWERAGE:

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

### 15. Storm Water Drainage

- (i) You have provided three level basements for services and parking only. For draining out the wash water/ rain water accumulated in the lower basement shall be collected through covered channel of 300 mm wide to the sumps at different places and from where the pumping has been proposed by you by providing pumps of 450 L.P.M. capacities at 15.00 metres head. Thus it is made clear to you that you shall be sole responsible for pumping out of rain water/

wash water etc. all the time and 100% standby pumps alternate power supply arrangement of Electricity shall also be provided by you during the failure of electricity/ breakdown.

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

16. GENERAL:-

- (i) You shall provide alternative source of electricity for functioning of water supply, sewerage and storm water drainage scheme by providing Gen. set of required capacity.
- (ii) All pipes, fixtures, fitting, pumps, Gen. set Motor etc. shall be conforming to relevant IS specification and ISI marked.
- (iii) That the coloniser 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 work at site.
- (iv) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- (v) That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational in the each building (where hot water is required) block before applying for an occupation certificate.
- (vi) That the coloniser/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
- (vii) That you shall submit the soft copy of the approved building plans of this scheme within one week to this office from the issuance of this letter.

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

DA/One set of Building Plans.

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

Endst. No:- ZP-453/JD(BS)/2011/\_\_\_\_\_

Dated:-\_\_\_\_\_

A copy is forwarded to the following for information: -

1. Director, Urban Local Bodies, Haryana, Chandigarh.
2. Senior Town Planner, Gurgaon alongwith one set of building plans.
3. Superintending Engineer (HQ) HUDA, Panchkula.
4. Distt. Town Planner, Gurgaon.
5. Distt. Town Planner (Enf.), Gurgaon.

Encl: as above

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