



हरियाणा शहरी विकास प्राधिकरण
O/o Chief Town Planner,
HARYANA SHEHRI VIKAS PRADHIKARAN

Tel : 0172-2560605
Website : www.hsvphry.org.in
Email id : ctphsvp4@gmail.com
Address : C-3 HSVP HQ Sector-6 Panchkula

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

To

✓ M/s Ahir Infraspaces Pvt. Ltd,
10th Floor, Grand View Tower, Golf Course Extension Road,
Sector-58, Gurugram-122022.

Memo no. CTP/DTP(AM)/SB/ 328895

Dated: 5.12.24

Subject: Approval of Building Plans of Group Housing site no. 25, Sector-53, Gurugram.

Reference to your application dated 24.07.2024 for permission to erect the buildings on Plot No. GH-25, Sector-53, Gurugram

Permission is hereby granted for the aforesaid construction as per the provisions of Haryana Building Code-2017, subject to the following amendments, terms and conditions:-

1. The plans are valid for a period of 5 years for the multi-storeyed buildings from the date of issuance of sanctioned Building Plans i.e. 10.10.2024.
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 Structural Design submitted by Structural Engineer (Sh. Manish Kumar), Geo-Technical Engineer (Jaideep Wagh) and certified by Proof Consultant (Sh. Sidharth Chowdhry) 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.- 2016 standards (as amended from time to time).
 - 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 65 tones.
3. FIRE SAFETY:
 - (i) The owner 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 CA, HSVP. Further, only figured dimensions shall be followed and in case of any variation in the plans, prior approval of CA, HSVP shall be pre-requisite.
 5. 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



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- 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.
6. The provision of letter boxes for each dwelling unit shall be made at the ground floor of each building.
 7. 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.
 8. That you shall comply with the conditions laid down in the memo no. 283826 dated 24.10.2024 of SE (HQ), HSVP Panchkula (**Copy enclosed**).
 9. That you shall comply with the conditions laid down in the memo no. 10437 dated 21.10.2024 of Deputy Director, Directorate of Fire and Emergency Services, Haryana, Panchkula (**Copy enclosed**).
 - 9A. If any, infringement of Byelaws remains un-noticed, the HSVP reserve the right to amend the plan as and when any such infringement comes to its notice, after giving and opportunity of being heard and the HSVP shall stand indemnified against any claim on this account.
 10. 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 the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 - (iii) That you shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 - (iv) 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.
 - (v) 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.
 - (vi) 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.
 - (vii) 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.
 - (viii) That you shall submit an Undertaking/Affidavit regarding compliance of Order dated 16.07.2012 of the Hon'ble High Court and shall not extract groundwater for construction purposes.
 - (ix) That you shall not construct the building beyond 30.0 mtrs. without getting the valid NOC from AAI.



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- (x) 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.
- (xi) That you shall deposit the balance amount of Labour Cess in future, time to time as per progress in construction at site.
12. Environment: That you shall raise construction as per guidelines of MoEF-2010 issued regarding Building, Construction, Township and Area Development Projects.
13. In addition, 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:-
- (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.



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- (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.
- (xv) 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.
14. 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 ab initio, if any of the conditions mentioned above are not complied with.

DA/As above & One set of Building Plans.


(Anil Malik)
District Town Planner (HQ)
Member Secretary
for Chief Town Planner, HSVP-cum-Chairman,
Building Plan Approval Committee.

Endst. No. CTP/DTP(AM)/SB/

Dated:

A copy of the above alongwith a set of Building Plan is forwarded to the following for information:-

1. The Senior Town Planner, HSVP, Gurugram.
2. The Superintending Engineer (HQ), HSVP, Panchkula.
3. The Estate Officer-II, HSVP, Gurugram


(Anil Malik)
District Town Planner (HQ)
Member Secretary
for Chief Town Planner, HSVP-cum-Chairman,
Building Plan Approval Committee.

Endst. No. CTP/DTP(AM)/SB/

Dated:

A copy of the above is forwarded to the Deputy Director (Technical) O/o Directorate, Fire Services Haryana for information.


(Anil Malik)
District Town Planner (HQ)
Member Secretary
for Chief Town Planner, HSVP-cum-Chairman,
Building Plan Approval Committee.

23/10/24

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Deputy Director,
O/o Directorate of Fire and Emergency Services,
Haryana, Panchkula.

Chief Town Planner,
Haryana Shehri Vikas Pradhikaran,
C-3, HSVP, Sector-6, Panchkula.

Memo No. DF&ES/SF/2024/10437

Dated:- 21/10/21

STP
DTP(AM)
JD(SB)
MS
23/4
22/11
22.10.24.
23/10/24

Subject:- Request for approval of building plan of Group Housing Site No. GH-25, Sector-53, Gurugram.

Referrence to your office Endst. No. CTP/DTP(AM)/SB/274729 dated- 15.10.2024 on the subject cited above.

2. The building plans with fire drawings in respect of subject cited building has been examined in this office from fire safety point of view (Architecture point of view) as per provision of National Building Code, 2016 Part-IV, wherein certain observations as noticed were conveyed to the firm. The firm has rectified the observations and now found in order.

In view of the above, this Office has No Objection for the approval of building plans (Architecture point of view only) subject to the following conditions:-

"The firm shall submit a detailed Fire fighting scheme as per National Building Code of India 2016 Part-IV, within 90 days from the date of issuance of building plans approval or before start of construction, clearly showing the provisions mentioned in the National Building Code, 2016 Part-IV, with questionnaire, DBR of Fire, ventilation and electrical system etc. and get approved the same from the Director, Fire Services, Haryana, Panchkula Haryana concerned local authority as per Haryana Fire and Emergency Services Act-2022 and direction issued time to time if any".

3. The details of above said building plan is given below:-

Sr. No.	Block/Tower	Covered area at ground floor	No of Floors	Terrace height of building
01	01	2831.012	G+P+2C+35	147.85 mtr.
Basement 03 Nos:				
Basement-1: 2714.092 Sqm				
Basement-2: 2847.585 Sqm				
Basement-3: 3592.192 Sqm				

4. The approval by this office doesn't absolve the firm from his responsibility from all consequences due to any deficiencies or anything remains un-noticed of the Authority. In such eventuality, the authority reserves its right to amend the Plans as and when any such infringements comes to notice after giving an opportunity of being heard and the Authority shall stand indemnified against claim on this account. The softcopy (CD, DVD etc.) of drawing is to be submitted within 7 days to this office.

Deputy Director (Tech),
O/o Directorate of Fire and Emergency Services,
Haryana, Panchkula.



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The Superintending Engineer (HQ),
HSVP, Panchkula.

The Chief Town planner,
HSVP, Panchkula

Memo No: - SE(HQ)/P.A./2024/ 283826

Dated:- 24/10/2024

Request for approval of building plan of Group Housing Site No. GH-25 Sector-53 Gurugram.

Ref. No. 28/10/24

Kindly refer to your office memo no. CTP/DTP(AM)/SB/274727 dated 15.10.2024, on the subject cited above.

The building plans for subject cited site, as received, have been checked and found OK so far as Public Health Internal Services are concerned, subject to the following comments:-

1. WATER SUPPLY:-

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

S. r. N o	Name of Building	Capacity of Tank	Up Pipe In mm	Down Pipe in mm.
1	Main Building (Dom)	1x42000 Ltrs.	65m m	65/50/40/32/25/20m m
	Flushing	1x13000 Ltrs.	50m m	50/40/32/25/20mm
2	Swimming Pool	20000 Ltrs.		
3	RCC UGT	70 KL		

- (ii) Inlet pipe from down take to toilet shall be 25/20/15 mm dia shown on the plans and connection to each individual fixture shall be 15 mm dia.
- (iii) The firm has proposed clear water overhead tanks on the top of the building block i.e. (G+12) storied.
- (iv) Adequate booster pumps to boost the water in the water tanks with 100% stand by arrangement shall be provided by the firm. It may be made clear to the firm that he will be solely responsible for boosting arrangement all the time to come.
- (v) The alternative arrangement of power supply such as Generator set etc. of suitable capacity shall be provided by the firm during failure of electricity.
- (vi) It shall be mandatory for the firm to provide Solar Photovoltaic Power Plant of suitable capacity as per the notification of department of Renewable Energy, Govt. of Haryana & latest amendment made thereof from time to time. The specifications for the installation of the same should also be strictly as per their latest guidelines.

2. SEWERAGE:-

- i) All external sewerage lines should not be less than 150mm dia S.W./DWC SN-4 Pipe ISI Marked.
- ii) All soil pipes connection W.C. to soil stack/ manhole shall be minimum 100mm dia as per requirement as shown on the plans.
- iii) Waste water stack shall be 100mm/75mm dia as shown on the plans and soil stack shall be 100mm dia HCI/uPVC Pipe.
- iv) All F.T. shall be minimum 75mm dia HCI/uPVC Pipe.
- v) All W.C. shall be provided with high/low levels flushing cistern. It shall be mandatory for the firm to provide dual/two button or lever flush system in toilets. The capacity of flushing cistern shall be 6 liters for full discharge/3 Ltrs. for half discharge.



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- vi) All pipes from waste water stack of I.C. and I.C. to manhole shall be minimum 100mm dia as shown on the plans.
- vii) Suitable approach/ventilation arrangement shall be provided by the firm by providing inspection window /duct etc. for repairing of piping system.
- viii) The builder will not resort to manual scavenging by engaging sanitation workers for cleaning of Sewage system. Hon'ble Supreme Court vide its judgement dated 20.10.2023 in Writ Petition (Civil) no. 324 of 2020 titled as Dr. Balram Singh Vs Union of India & ors. Has passed the directions on implementation of "The prohibition of Employment as Mannual Scavengers and their Rehabilitation Act, 2013 (M.S. Act, 2013). The Developer must comply to the directions of Hon'ble Supreme Court failing which the Developer shall be liable to face action as per Govt. instructions/prevaling law.

3. STORM WATER DRAINAGE:-

- The firm has provided **Three level basements** for parking/ service only. For draining out of the wash water / rain water accumulated in the lower basement, the same shall be collected through covered channel of **300mm** wide to the sump at different places and from there the same shall be pumped using pumps of **650 LPM** capacity at **21.00 Mtrs. Head**. Thus, it may be made clear to the firm that he will be solely responsible for pumping out of rain water /wash water etc. all the time and 100% stand by pumps alternate power supply arrangement shall also be provided in case of failure of electricity and breakdown.
- i) All external storm water drainage shall be provided suitable so as to dispose off rain water into external system of the Town or natural drain/creek which is existing.
- ii) All rain water stack pipes shall be 100/150/200mm dia pipes as shown on the plan.
- iii) It may be made clear to the firm that roof top rain harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable and shall be kept operational all the time.
- iv) The design of rain water harvesting pit, as shown on the plans, may not be treated as approved by this office.


4. FIRE FIGHTING:-

It may be made clear to the firm that the appropriate provision for firefighting arrangement, as per required, NBC, ISI and up to date instruction issued by Urban Local Bodies department/ fire department Govt. of Haryana from time to time. Fire fighting safety certificate/NOC shall be obtained before occupation. The firm will be solely responsible for firefighting arrangement.

5. GENERAL:-

- i) Proper filtration plant shall be provided by the colonizer for filtration & recycling of the water of the swimming pool only small quantity of water shall be used for replacement of water in the swimming pool.
- ii) The swimming pool shall not be connected to the storm water drain for the disposal of replacement of water.
- iii) The replacement water shall be disposed off by the colonizer by using the same for watering of landscaped area in their colony or the same may be disposed off into the rain water harvesting system.
- i) Alternative source of electricity shall be provided by the owner/allottees for functioning water supply, sewerage, SWD scheme by providing Gen. set of required capacity.
- ii) All pipes, fixture fitting pumps, Gen. Set and filtration plans etc. shall be conforming to relevant IS specification and ISI marked.
- iii) The responsibility of laying and maintaining (including quality, design etc.) of Internal Public Health Services shall be entirely of the owner/supervising Architect/Engineer of the Scheme.

DA/- Building Plans.


Superintending Engineer (HQ)
HSVP, Panchkula.