

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

From:

Vishal Sharma  
F-1, First Floor, Mira Corporate  
Suits Ishwar Nagar,  
New Delhi - 110065

To  
M/s Uttima Infraprojects Pvt. Ltd.  
Ground Floor, C-13 Sushant Lok Phase-01,  
Block-C, Gurugram -122002, Haryana.

Memo No PAN/TYPE-A/3/1

Dated 24-04-2025

Subject: - Approval of building plan as per application dated 20-04-2025 of:

Plot No: - Type A – Left Corner Plot.  
Plot: A-7/45, A-8/11 (2 Plots)

Plot No: - Type A – Right Corner Plot.  
Plot: A-7/74 (1 Plot).

Total No: - 3 Nos, Sector – 37, District Panipat in accordance with the Plans Submitted with it

Ref: - According to new policy Memo no. Misc-288A/6/53/2011-2TCP

Dated: - 29-10-2011

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 Zoning Plan. 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. The subjected plot is 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 Rainwater 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 a 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.
19. You shall submit the BRS-III along with copy of plans duly signed by you related to all these plots in 15 days of this technical approval.
20. That payment of applicable fees is subject to audit and you will be liable to pay deficit fees applicable at the time of approval of building plan/grant of Occupation Certificate or as and when demanded by the Department.
21. This sanction will be void ab initio if any of the conditions mentioned above are not complied with.

Thanking You

Yours' s faithfully

For  
Vishal Sharma  
F-1, First Floor, Mira Corporate  
Suits Ishwar Nagar,  
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

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M/s Uttirna Infraprojects Pvt. Ltd.  
Ground Floor, C-13 Sushant Lok Phase-01,  
Block-C, Gurugram -122002, Haryana.

Memo No. PAN/TYPE-A/78/1

Dated 24-04-2025

Subject: - Approval of building plan as per application dated 20-04-2025 of:

Plot No: - Type A – Left Corner Plot.

Plot: A-7/54, A-8/33, A-8/43 (3 Plots)

Plot No: - Type A – Right Corner Plot.

Plot: A-7/53, A-8/32, A-8/42, A-8/62 (4 Plots)

Plot No: - Type A – Left Side Plot.

Plot: A-7/46, A-7/48, A-7/50, A-7/52, A-7/56, A-7/58, A-7/60, A-7/62, A-7/64, A-7/66, A-7/68, A-7/70, A-7/72, A-8/12, A-8/15, A-8/17, A-8/19, A-8/21, A-8/23, A-8/25, A-8/27, A-8/29, A-8/31, A-8/35, A-8/37, A-8/39, A-8/41, A-8/45, A-8/47, A-8/49, A-8/51, A-8/53, A-8/55, A-8/57, A-8/59, A-8/61 (36 Plots)

Plot No: - Type A – Right Side Plot.

Plot: A-7/47, A-7/49, A-7/51, A-7/55, A-7/57, A-7/59, A-7/61, A-7/63, A-7/65, A-7/67, A-7/69, A-7/71, A-7/73, A-8/14, A-8/16, A-8/18, A-8/20, A-8/22, A-8/24, A-8/26, A-8/28, A-8/30, A-8/34, A-8/36, A-8/38, A-8/40, A-8/44, A-8/46, A-8/48, A-8/50, A-8/52, A-8/54, A-8/56, A-8/58, A-8/60 (35 Plots)

Total No: - 78 Nos, Sector – 37, District Panipat in accordance with the Plans Submitted with it

Ref: - According to new policy Memo no. Misc-288A/6/53/2011-2TCP

Dated: - 29-10-2011

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 Zoning Plan. 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. The subjected plot is 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 Rainwater 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 a 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.
19. You shall submit the BRS-III along with copy of plans duly signed by you related to all these plots in 15 days of this technical approval.
20. That payment of applicable fees is subject to audit and you will be liable to pay deficit fees applicable at the time of approval of building plan/grant of Occupation Certificate or as and when demanded by the Department.
21. This sanction will be void ab initio if any of the conditions mentioned above are not complied with.

Thanking You

Yours' s faithfully

For  
Vishal Sharma  
F-1, First Floor, Mira Corporate  
Suits Ishwar Nagar,  
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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Memo No. PAN/TYPE-B/1/1

Dated 24-04-2025

Subject: - Approval of building plan as per application dated 20-04-2025 of:

Plot No: - Type B – Right Corner Plot.  
Plot: A-11/30 (1 Plot)

Total No: - 1 Nos, Sector – 37, District Panipat in accordance with the Plans Submitted with it

Ref: - According to new policy Memo no. Misc-288A/6/53/2011-2TCP

Dated: - 29-10-2011

Permission is hereby –

1. That you shall abide by the terms & conditions as mentioned in Deen Dayal Jan Awas Yojna (DDJAY-2016).
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Memo No PAN/TYPE-B/20/1

Dated 24-04-2025

Subject: - Approval of building plan as per application dated 20-04-2025 of:

Plot No: - Type B – Left Corner Plot.  
Plot: A-11/28, A-11/9 (2 Plots)

Plot No: - Type B – Right Corner Plot.  
Plot: A-11/27 (1 Plot)

Plot No: - Type B – Left Side Plot.  
Plot: A-11/11, A-11/14, A-11/16, A-11/18, A-11/20, A-11/22, A-11/24, A-11/26 (8 Plots)

Plot No: - Type B – Right Side Plot.  
Plot: A-11/10, A-11/12, A-11/15, A-11/17, A-11/19, A-11/21, A-11/23, A-11/25, A-11/29 (9 Plots)

Total No: - 20 Nos, Sector – 37, District Panipat in accordance with the Plans Submitted with it

Ref: - According to new policy Memo no. Misc-288A/6/53/2011-2TCP

Dated: - 29-10-2011

Permission is hereby –

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