

Department of Town & Country Planning, Haryana

Plot No. 3, Sec-TDA, Mithra Marg, Chandigarh 160018

Phone: +91 172 2546475; E-Mail: tcpharyana78@gmail.com

FORM OF SANCTION UNDER SELF CERTIFICATION

From

DTCP

DTP Gurugram

To

N.S. Buildtech Pvt. Ltd.

(122, 1st Floor, Universal Trade Tower, Sohna Road, Gurugram, Haryana, Gurgaon, 122018)

Diary Number → TCP-HO8PA5/7454/2024

Application Number → BLC-4696E

Date → 01/01/2025

Subject – Proposed Residential Plotted Colony - Residential Plots Building Plan of Plot No: N56, Sector:2, Sohna, Town Or City-Anand Niketan, District:Gurugram, in LC-4696 under self-certification

The building plan under subject matter as received by the department on 26/12/2024 has been considered under self certification provision of the Haryana Building Code-2017. The entire responsibility regarding authenticity of details furnished by you/your architect rests upon you as well as your architect. You and your architect shall also remain solely responsible for compliance of all provisions of Haryana Building Code 2017; Zoning Plan as well as policy instructions issued by the competent authority from time to time. In case any information furnished is found to be incorrect, the building plans approved under self certification shall be void ab-initio.

- The architect shall be liable to follow the measures prescribed in the Self Certification provisions, failing which action as per statute shall be initiated. The architect shall also ensure the correctness of ownership documents and the technical parameters furnished for approval of the building plan under self certification, failing which, apart from withdrawal/revocation of the building plan as void ab-initio, penal action against the concerned architect shall also be initiated.

• In case of withdrawal of professional services by the architect in respect of subject cited plot, the same must be reflected in the HO8PA5 dashboard immediately along with reasons thereof.

- A copy of approval letter may also be submitted to the concerned colonist.

- The permission is granted/sanctioned for the aforesaid construction, subject to the following terms and conditions:

- In case of any discrepancies in the land/building documents or scrutiny fees, the sanction will be deemed null and void.
- The building approval will become invalid, if any objection is raised by Fire department or Public Health Services department within 7 days of the grant of approval.
- The applicant is liable for the level of detail and information provided in the structural/fire/PHS etc drawings and the authority granting approval takes no responsibility for the same.



**This is a computer generated statement and does not require a signature

This communication is temporarily valid upto 15/06/2025 and subject to confirmation of structural/fire/PHS etc drawings by the concerned authority

BRS III
(see rule 44 of act 41 of 1963)

From

Supervisor Mr. Naveen Sharma
HOBPAS-REG-670/22-23
Sector-38, Gurugram, Haryana.

To

M/s N.S. Buildtech Pvt. Ltd.
122, 1st Floor, Universal Trade Tower,
Sohna Road, Gurugram, Haryana - 122018

Memo No. **220**

Dated **01.01.2025**

Sub: - APPROVAL OF BUILDING PLAN IN RESPECT OF PLOT NO: N66, SECTOR:2, SOHNA,
TOWN OR CITY: ANAND NIKETAN, DISTRICT: GURUGRAM

Ref. : Diary No. **TCP-HOBPAS/7454/2024**
Your application No. **BLC-4696E**

Dated: **01.01.2025**

PROCEDURE OF APPROVAL OF BUILDING PLANS UNDER SELF CERTIFICATION POLICY
IMPLEMENTED FROM 01-11-2011.

1. You will abide by the Punjab Schedule Roads and Controlled Area Restriction of Unregulated Development Act, 1963 and rules framed there under.
2. If plot falls in unlicensed areas shall be treated as cancelled.
3. This plan is being approved without prejudice to the status of the licenses of the colony.
4. You will get the setbacks of your building (s) checked at plinth level and obtain a certificate from this Office before proceeding with the super structure.
5. You will get occupation certificate from competent authority before occupying the above building.
6. You will provide rain water – harvesting system as per direction of Authority.
7. Subject to the condition that basement setback shall be Minimum by 8'-0" from the common wall in the Event the adjoining plot is built up without basement adjoin the common wall.
8. That you will not the purpose building into any use other than residential purposes otherwise this Approval shall be automatically cancelled and appropriate action as per rule will be imitated.
9. One copy of the sanctioned plan is enclosed herewith for your further necessary action.
Encl. As above

Note: - Architect/Supervisor Authority Only for Approval Drawing map, Not Working & Supervision. (Deal with Client)


Naveen Sharma
Architect/Supervisor
License No.: HOBPAS-REG-670/21-22

(Architect/Supervisor Signature)

Date:

Ends. No.

A copy is forwarded to the following for information and further necessary action: -
1. M/s N.S. Buildtech Pvt. Ltd. With the request that no sewer Connection is to issue before the applicant obtains occupation certificate from competent authority.

Department of Town & Country Planning, Haryana

Plot No. 1, Sec-18A, Mathya Marg, Chandigarh 160018

Phone: +91 172 2568475; E-Mail: tcpharyana67@gmail.com

FORM OF SANCTION UNDER SELF CERTIFICATION

From
DTCP
BTP Gurugram

To
N.S. Buildtech Pvt. Ltd.
(122, 1st Floor, Universal Trade Tower, Sohna Road, Gurugram, Haryana, Gurgaon, 122018)

Diary Number - TCP-HOBPAS/7462/2024

Application Number - BLC-4696L

Date - 29/12/2024

Subject - Proposed Residential Plotted Colony - Residential Plots- Building Plan of **Plot No: N67, Sector:2, Sohna, Town Or City:Anand Niketan, District:Gurugram**, in **LC-4696** under self-certification

The building plan under subject matter as received by the department on 26/12/2024 has been considered under self certification provision of the Haryana Building Code-2017. The entire responsibility regarding authenticity of details furnished by you/your architect rests upon you as well as your architect. You and your architect shall also remain solely responsible for compliance of all provisions of Haryana Building Code 2017, Zoning Plan as well as policy instructions issued by the competent authority from time to time. In case any information furnished is found to be incorrect, the building plans approved under self certification shall be void ab-initio.

- The architect shall be liable to follow the measures prescribed in the Self Certification provisions, failing which action as per statute shall be initiated. The architect shall also ensure the correctness of ownership documents and the technical parameters furnished for approval of the building plan under self certification, failing which, apart from withdrawal/declaration of the building plan as void ab-initio, penal action against the concerned architect shall also be initiated.
- In case of withdrawal of professional services by the architect in respect of subject cited plot, the same must be reflected in the HOBPAS dashboard immediately along with reasons therefor.
- A copy of approval letter may also be submitted to the concerned colony.
- The permission is granted/ sanctioned for the aforesaid construction, subject to the following terms and conditions:
 - In case of any discrepancies in the land/building documents or security fees, the sanction will be deemed null and void.
 - The building approval will become invalid, if any objection is raised by Fire department or Public Health Services department within 7 days of the grant of approval.
 - The applicant is liable for the level of detail and information provided in the structural/fire/PHS/etc drawings and the authority granting approval takes no responsibility for the same.



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This communication is temporarily valid upto 12/01/2025 and subject to confirmation of structural/fire/PHS etc drawings by the concerned authority

BRS III
(see rule 44 of act 41 of 1963)

From

Supervisor Mr. Naveen Sharma
HOBPAS-REG-670/22-23
Sector-38, Gurugram, Haryana.

To

M/s N.S. Buildtech Pvt. Ltd.
122, 1st Floor, Universal Trade Tower,
Sohna Road, Gurugram, Haryana - 122018

Memo No. **214**

Dated **29.12.2024**

Sub: - APPROVAL OF BUILDING PLAN IN RESPECT OF **PLOT NO: N67, SECTOR:2, SOHNA, TOWN OR CITY: ANAND NIKETAN, DISTRICT: GURUGRAM**

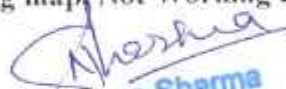
Ref. : Diary No. **TCP-HOBPAS/7462/2024**
Your application No. **BLC-4696L**

Dated: **29.12.2024**

PROCEDURE OF APPROVAL OF BUILDING PLANS UNDER SELF CERTIFICATION POLICY
IMPLEMENTED FROM 01-11-2011.

1. You will abide by the Punjab Schedule Roads and Controlled Area Restriction of Unregulated Development Act, 1963 and rules framed there under.
2. If plot falls in unlicensed areas shall be treated as cancelled.
3. This plan is being approved without prejudice to the status of the licenses of the colony.
4. You will get the setbacks of your building (s) checked at plinth level and obtain a certificate from this Office before proceeding with the super structure.
5. You will get occupation certificate from competent authority before occupying the above building.
6. You will provide rain water – harvesting system as per direction of Authority.
7. Subject to the condition that basement setback shall be Minimum by 8'-0" from the common wall in the Event the adjoining plot is built up without basement adjoin the common wall.
8. That you will not the purpose building into any use other than residential purposes otherwise this Approval shall be automatically cancelled and appropriate action as per rule will be initiated.
9. One copy of the sanctioned plan is enclosed herewith for your further necessary action.
Encl. As above

Note: - Architect/Supervisor Authority Only for Approval Drawing map, Not Working & Supervision. (Deal with Client)


Naveen Sharma
Architect/Supervisor
License No.: HOBPAS-REG-670/21-22

(Architect/Supervisor Signature)

Date:

Ends. No.

A copy is forwarded to the following for information and further necessary action: -

1. M/s N.S. Buildtech Pvt. Ltd. With the request that no sewer Connection is to issue before the applicant obtains occupation certificate from competent authority.

Department of Town & Country Planning, Haryana

Plot No. 3, Sec-18A, Madhya Marg, Chandigarh-160018

Phone: +91 172 2548475, E-Mail: tcp@haryana7@gmail.com

FORM OF SANCTION UNDER SELF CERTIFICATION

From

DTCP

DTP Gurugram

To

M.S. Buildtech Pvt. Ltd.

(122, 1st Floor, Universal Trade Tower, Sohna Road, Gurugram, Haryana, Gurgaon, 122018)

Diary Number - TCP/HOBPAS/7456/2024

Application Number - BLC-4695F

Date - 01/01/2025

Subject - Proposed Residential Plotted Colony - Residential Plots Building Plan of Plot No: N68, Sector-2, Sohna, Town Or City: Anand Niketan, District: Gurugram, in LC-4696 under self-certification

The building plan under subject matter as received by the department on 26/12/2024 has been considered under self certification provision of the Haryana Building Code-2017. The entire responsibility regarding authenticity of details furnished by you/your architect rests upon you as well as your architect. You and your architect shall also remain solely responsible for compliance of all provisions of Haryana Building Code 2017, Zoning Plan as well as policy instructions issued by the competent authority from time to time. In case any information furnished is found to be incorrect, the building plans approved under self certification shall be void ab-initio.

• The architect shall be liable to follow the measures prescribed in the Self Certification provisions, failing which action as per statute shall be initiated. The architect shall also ensure the correctness of ownership documents and the technical parameters furnished for approval of the building plan under self certification, failing which, apart from withdrawal/declaration of the building plan as void ab-initio, penal action against the concerned architect shall also be initiated.

• In case of withdrawal of professional services by the architect in respect of subject cited plot, the same must be reflected in the HOBPAS dashboard immediately along with reasons therefor.

• A copy of approval letter may also be submitted to the concerned authority.

• The permission is granted/ sanctioned for the aforesaid construction, subject to the following terms and conditions.

- In case of any discrepancies in the land/building documents or statutory fees, the sanction will be deemed null and void.
- The building approval will become invalid, if any objection is raised by Fire department or Public Health Services department within 7 days of the grant of approval.
- The applicant is liable for the level of detail and information provided in the structural/ fire/PHS etc drawings and the authority granting approval takes no responsibility for the same.



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BRS III
(see rule 44 of act 41 of 1963)

From

Supervisor Mr. Naveen Sharma
HOBPAS-REG-670/22-23
Sector-38, Gurugram, Haryana.

To

M/s N.S. Buildtech Pvt. Ltd.
122, 1st Floor, Universal Trade Tower,
Sohna Road, Gurugram, Haryana - 122018

Memo No. 218

Dated 01.01.2025

Sub: - APPROVAL OF BUILDING PLAN IN RESPECT OF PLOT NO: N68, SECTOR:2, SOHNA,
TOWN OR CITY: ANAND NIKETAN, DISTRICT: GURUGRAM

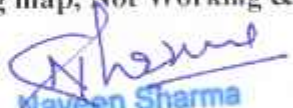
Ref. : Diary No. TCP-HOBPAS/7456/2024
Your application No. BLC-4696F

Dated: 01.01.2025

PROCEDURE OF APPROVAL OF BUILDING PLANS UNDER SELF CERTIFICATION POLICY
IMPLEMENTED FROM 01-11-2011.

1. You will abide by the Punjab Schedule Roads and Controlled Area Restriction of Unregulated Development Act, 1963 and rules framed there under.
 2. If plot falls in unlicensed areas shall be treated as cancelled.
 3. This plan is being approved without prejudice to the status of the licenses of the colony.
 4. You will get the setbacks of your building (s) checked at plinth level and obtain a certificate from this Office before proceeding with the super structure.
 5. You will get occupation certificate from competent authority before occupying the above building.
 6. You will provide rain water – harvesting system as per direction of Authority.
 7. Subject to the condition that basement setback shall be Minimum by 8'-0" from the common wall in the Event the adjoining plot is built up without basement adjoin the common wall.
 8. That you will not the purpose building into any use other than residential purposes otherwise this Approval shall be automatically cancelled and appropriate action as per rule will be initiated.
 9. One copy of the sanctioned plan is enclosed herewith for your further necessary action.
- Encl. As above

Note: - Architect/Supervisor Authority Only for Approval Drawing map, Not Working & Supervision. (Deal with Client)


Naveen Sharma
Architect/Supervisor
License No.: HOBPAS-REG-670/21-22

(Architect/Supervisor Signature)

Date:

Ends. No.

A copy is forwarded to the following for information and further necessary action: -

1. M/s N.S. Buildtech Pvt. Ltd. With the request that no sewer Connection is to issue before the applicant obtains occupation certificate from competent authority.

Department of Town & Country Planning, Haryana

Plot No. 3, Sec-18A, Madhya Marg, Chandigarh 160018

Phone: +91 172 2548475; E-Mail: dtpharyana@gmail.com

FORM OF SANCTION UNDER SELF CERTIFICATION

From

DTCP

DTP Gurugram

To

N.S. Buildtech Pvt. Ltd.

(122, 1st Floor, Universal Trade Tower, Sohna Road, Gurugram, Haryana, Gurgaon, 122018)

Diary Number - TCP-HOBPAS/7463/2024

Application Number - BLC-4696M

Date - 29/12/2024

Subject - Proposed Residential Plotted Colony - Residential Plots Building Plan of Plot No: N69, Sector-2, Sohna, Town Or City: Anand Niketan, District: Gurugram, in LC-4696 under self-certification

The building plan under subject matter as received by the department on 26/12/2024, has been considered under self certification provision of the Haryana Building Code-2017. The entire responsibility regarding authenticity of details furnished by you/your architect rests upon you as well as your architect. You and your architect shall also remain solely responsible for compliance of all provisions of Haryana Building Code 2017, Zoning Plan as well as policy instructions issued by the competent authority from time to time. In case any information furnished is found to be incorrect, the building plans approved under self certification shall be void ab-initio.

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• In case of withdrawal of professional services by the architect in respect of subject cited plot, the same must be reflected in the HOBPAS dashboard immediately along with reasons thereof.

• A copy of approval letter may also be submitted to the concerned collector.

• The permission is granted/ sanctioned for the aforesaid construction, subject to the following terms and conditions:

- In case of any discrepancies in the land/building documents or sanction fees, the sanction will be deemed null and void.
- The building approval will become invalid, if any objection is raised by Fire department or Public Health Services department within 7 days of the grant of approval.
- The applicant is liable for the level of detail and information provided in the structural/fire/PHS/etc drawings and the authority granting approval takes no responsibility for the same.



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BRS III
(see rule 44 of act 41 of 1963)

From

Supervisor Mr. Naveen Sharma
HOBPAS-REG-670/22-23
Sector-38, Gurugram, Haryana.

To

M/s N.S. Buildtech Pvt. Ltd.
122, 1st Floor, Universal Trade Tower,
Sohna Road, Gurugram, Haryana - 122018

Memo No. **215**

Dated **29.12.2024**

Sub: - APPROVAL OF BUILDING PLAN IN RESPECT OF PLOT NO: N69, SECTOR:2, SOHNA,
TOWN OR CITY: ANAND NIKETAN, DISTRICT: GURUGRAM

Ref. : Diary No. **TCP-HOBPAS/7463/2024**
Your application No. **BLC-4696M**

Dated: **29.12.2024**

PROCEDURE OF APPROVAL OF BUILDING PLANS UNDER SELF CERTIFICATION POLICY
IMPLEMENTED FROM 01-11-2011.

1. You will abide by the Punjab Schedule Roads and Controlled Area Restriction of Unregulated Development Act. 1963 and rules framed there under.
2. If plot falls in unlicensed areas shall be treated as cancelled.
3. This plan is being approved without prejudice to the status of the licenses of the colony.
4. You will get the setbacks of your building (s) checked at plinth level and obtain a certificate from this Office before proceeding with the super structure.
5. You will get occupation certificate from competent authority before occupying the above building.
6. You will provide rain water – harvesting system as per direction of Authority.
7. Subject to the condition that basement setback shall be Minimum by 8'-0" from the common wall in the Event the adjoining plot is built up without basement adjoin the common wall.
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9. One copy of the sanctioned plan is enclosed herewith for your further necessary action.
Encl. As above

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Naveen Sharma
Architect/Supervisor
License No.: HOBPAS-REG-670/22-22
(Architect/Supervisor Signature)
Date:

Ends. No.

A copy is forwarded to the following for information and further necessary action: -

1. M/s N.S. Buildtech Pvt. Ltd. With the request that no sewer Connection is to issue before the applicant obtains occupation certificate from competent authority.

Department of Town & Country Planning, Haryana

Plot No. 3, Sec-15A, Madhya Marg, Chandigarh 160018

Phone: +91 172 2548475; E-Mail: tcharyana7@gmail.com

FORM OF SANCTION UNDER SELF CERTIFICATION

From

DTCP

DTP Gurugram

To

N.S. Buildtech Pvt. Ltd.

(122, 1st Floor, Universal Trade Tower, Solvia Road, Gurugram, Haryana, Gurgaon, 122018)

Diary Number - TCP-HOEPAS/7457/2024

Application Number - BLC-4696G

Date - 01/01/2025

Subject - Proposed Residential Plotted Colony - Residential Plots, Building Plan of Plot No: N70, Sector:2, Sohna, Town Or City:Anand Niketan, District:Gurugram, in LC-4696 under self-certification

The building plan under subject matter as received by the department on 26/12/2024 has been considered under self certification provision of the Haryana Building Code-2017. The entire responsibility regarding authenticity of details furnished by you/your architect rests upon you as well as your architect. You and your architect shall also remain solely responsible for compliance of all provisions of Haryana Building Code 2017; Zoning Plan as well as policy instructions issued by the competent authority from time to time. In case any information furnished is found to be incorrect, the building plans approved under self certification shall be void ab-initio.

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• In case of withdrawal of professional services by the architect in respect of subject plot, the same must be reflected in the HOEPAS dashboard immediately along with reasons thereof.

• A copy of approval letter may also be submitted to the concerned colonies.

• The permission is granted/ sanctioned for the aforesaid construction, subject to the following terms and conditions:

- In case of any discrepancies in the land/building documents or surveying fees, the sanction will be deemed null and void.
- The building approval will become invalid, if any objection is raised by Fire department or Public Health Services department within 7 days of the grant of approval.
- The applicant is liable for the level of detail and information provided in the structural/fire/PHS/etc drawings and the authority granting approval takes no responsibility for the same.



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BRS III
(see rule 44 of act 41 of 1963)

From

Supervisor Mr. Naveen Sharma
HOBPAS-REG-670/22-23
Sector-38, Gurugram, Haryana.

To

M/s N.S. Buildtech Pvt. Ltd.
122, 1st Floor, Universal Trade Tower,
Sohna Road, Gurugram, Haryana - 122018

Memo No. 217

Dated 01.01.2025

Sub: - APPROVAL OF BUILDING PLAN IN RESPECT OF PLOT NO: N70, SECTOR:2, SOHNA,
TOWN OR CITY: ANAND NIKETAN, DISTRICT: GURUGRAM

Ref. : Diary No. TCP-HOBPAS/7457/2024
Your application No. BLC-4696G

Dated: 01.01.2025

PROCEDURE OF APPROVAL OF BUILDING PLANS UNDER SELF CERTIFICATION POLICY
IMPLEMENTED FROM 01-11-2011.

1. You will abide by the Punjab Schedule Roads and Controlled Area Restriction of Unregulated Development Act. 1963 and rules framed there under.
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3. This plan is being approved without prejudice to the status of the licenses of the colony.
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5. You will get occupation certificate from competent authority before occupying the above building.
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7. Subject to the condition that basement setback shall be Minimum by 8'-0" from the common wall in the Event the adjoining plot is built up without basement adjoin the common wall.
8. That you will not the purpose building into any use other than residential purposes otherwise this Approval shall be automatically cancelled and appropriate action as per rule will be initiated.
9. One copy of the sanctioned plan is enclosed herewith for your further necessary action.
Encl. As above

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Naveen Sharma
Architect/Supervisor
01-22
(Architect/Supervisor Signature)
Date:

Ends. No.

A copy is forwarded to the following for information and further necessary action: -

1. M/s N.S. Buildtech Pvt. Ltd. With the request that no sewer Connection is to issue before the applicant obtains occupation certificate from competent authority.

Department of Town & Country Planning, Haryana

Plot No. 3, Sec-18A, Madhya Marg, Chandigarh 160018

Phone: +91 172 2548475, E-Mail: tcpharyana2@gmail.com

FORM OF SANCTION UNDER SELF CERTIFICATION

From

DTCP

DTP Gurugram

To

M.S. Buildtech Pvt. Ltd.

[122, 1st Floor, Universal Trade Tower, Sohna Road, Gurugram, Haryana, Gurgaon, 122018]

Diary Number - TCP-HOBPAS/7464/2024

Application Number - BLC-4696N

Date - 29/12/2024

Subject - Proposed Residential Plotted Colony - Residential Plots Building Plan of Plot No: N71, Sector:2, Sohna, Town Or City:Anand Niketan, District:Gurugram, in LC-4696 under self-certification

The building plan under subject matter as received by the department on 26/12/2024 has been considered under self certification provision of the Haryana Building Code-2017. The entire responsibility regarding authenticity of details furnished by you/your architect rests upon you as well as your architect. You and your architect shall also remain solely responsible for compliance of all provisions of Haryana Building Code 2017, Zoning Plan as well as policy instructions issued by the competent authority from time to time. In case any information furnished is found to be incorrect, the building plans approved under self certification shall be void ab-initio.

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- A copy of approval letter may also be submitted to the concerned colonizer.
- The permission is granted/ sanctioned for the aforesaid construction, subject to the following terms and conditions:
 - In case of any discrepancies in the land/building documents or scrutiny fees, the sanction will be deemed null and void.
 - The building approval will become invalid, if any objection is raised by Fire department or Public Health Services department within 7 days of the grant of approval.
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BRS III
(see rule 44 of act 41 of 1963)

From

Supervisor Mr. Naveen Sharma
HOBPAS-REG-670/22-23
Sector-38, Gurugram, Haryana.

To

M/s N.S. Buildtech Pvt. Ltd.
122, 1st Floor, Universal Trade Tower,
Sohna Road, Gurugram, Haryana - 122018

Memo No. 216

Dated 29.12.2024

Sub: - APPROVAL OF BUILDING PLAN IN RESPECT OF PLOT NO: N71, SECTOR:2, SOHNA,
TOWN OR CITY: ANAND NIKETAN, DISTRICT: GURUGRAM

Ref. : Diary No. TCP-HOBPAS/7464/2024
Your application No. BLC-4696N

Dated: 29.12.2024

PROCEDURE OF APPROVAL OF BUILDING PLANS UNDER SELF CERTIFICATION POLICY
IMPLEMENTED FROM 01-11-2011.

1. You will abide by the Punjab Schedule Roads and Controlled Area Restriction of Unregulated Development Act. 1963 and rules framed there under.
2. If plot falls in unlicensed areas shall be treated as cancelled.
3. This plan is being approved without prejudice to the status of the licenses of the colony.
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5. You will get occupation certificate from competent authority before occupying the above building.
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9. One copy of the sanctioned plan is enclosed herewith for your further necessary action.
Encl. As above

Note: - Architect/Supervisor Authority Only for Approval Drawing map, Not Working & Supervision. (Deal with Client)


Naveen Sharma
Architect/Supervisor
License No.: HOBPAS-REG-670/21-22
(Architect/Supervisor Signature)
Date:

Ends. No.

A copy is forwarded to the following for information and further necessary action: -

1. M/s N.S. Buildtech Pvt. Ltd. With the request that no sewer Connection is to issue before the applicant obtains occupation certificate from competent authority.

BRS III
(see rule 44 of act 41 of 1963)

From

Supervisor Mr. Naveen Sharma
HOBPAS-REG-670/22-23
Sector-38, Gurugram, Haryana.

To

M/s N.S. Buildtech Pvt. Ltd.
122, 1st Floor, Universal Trade Tower,
Sohna Road, Gurugram, Haryana - 122018

Memo No. 226

Dated 01.04.2025

Sub: - APPROVAL OF BUILDING PLAN IN RESPECT OF PLOT NO: N76, N78 & N80, SECTOR:2,
SOHNA, TOWN OR CITY: ANAND NIKETAN, DISTRICT: GURUGRAM

PROCEDURE OF APPROVAL OF BUILDING PLANS UNDER SELF CERTIFICATION POLICY
IMPLEMENTED FROM 01-11-2011.

1. You will abide by the Punjab Schedule Roads and Controlled Area Restriction of Unregulated Development Act. 1963 and rules framed there under.
2. If plot falls in unlicensed areas shall be treated as cancelled.
3. This plan is being approved without prejudice to the status of the licenses of the colony.
4. You will get the setbacks of your building (s) checked at plinth level and obtain a certificate from this Office before proceeding with the super structure.
5. You will get occupation certificate from competent authority before occupying the above building.
6. You will provide rain water – harvesting system as per direction of Authority.
7. Subject to the condition that basement setback shall be Minimum by 8'-0" from the common wall in the Event the adjoining plot is built up without basement adjoin the common wall.
8. That you will not the purpose building into any use other than residential purposes otherwise this Approval shall be automatically cancelled and appropriate action as per rule will be imitated.
9. One copy of the sanctioned plan is enclosed herewith for your further necessary action.
Encl. As above

Note: - Architect/Supervisor Authority Only for Approval Drawing map, Not Working & Supervision. (Deal with Client)


Naveen Sharma
Architect/Supervisor

(Architect/Supervisor Signature)

Date:

Ends. No.

A copy is forwarded to the following for information and further necessary action: -

1. M/s N.S. Buildtech Pvt. Ltd. With the request that no sewer Connection is to issue before the applicant obtains occupation certificate from competent authority.

Department of Town & Country Planning, Haryana

Plot No.: 3, Sec-16A, Madhya Marg, Chandigarh 160016
Phone: +91 172 2548475 ; E-Mail: tcpharyana7@gmail.com

FORM OF SANCTION UNDER SELF CERTIFICATION

From

DTCP

DTP Gurugram

To

N.S. Buildtech Pvt. Ltd.

(122, 1st Floor, Universal Trade Tower, Sohna Road, Gurugram, Haryana, Gurgaon, 122018)

Diary Number - TCP-HQBPAS/7450/2024

Application Number - BLC-4696A

Date - 31/12/2024

Subject - Proposed Residential Plotted Colony - Residential Plots Building Plan of **Plot No: N58, Sector:2, Sohna, Town Or City:Anand Niketan, District:Gurugram , in LC-4696** under self-certification

The building plan under subject matter as received by the department on 26/12/2024 has been considered under self certification provision of the Haryana Building Code-2017. The entire responsibility regarding authenticity of details furnished by you/your architect rests upon you as well as your architect. You and your architect shall also remain solely responsible for compliance of all provisions of Haryana Building Code 2017; Zoning Plan as well as policy instructions issued by the competent authority from time to time. In case any information furnished is found to be incorrect, the building plans approved under self certification shall be void ab-initio.

- The architect shall be liable to follow the measures prescribed in the Self Certification provisions, failing which action as per statute shall be initiated. The architect shall also ensure the correctness of ownership documents and the technical parameters furnished for approval of the building plan under self certification, failing which, apart from withdrawal/declaration of the building plan as void ab-initio, penal action against the concerned architect shall also be initiated

• In case of withdrawal of professional services by the architect in respect of subject cited plot, the same must be reflected in the HQBPAS dashboard immediately along with reasons thereof

- A copy of approval letter may also be submitted to the concerned colonizer.

- The permission is granted/ sanctioned for the aforesaid construction, subject to the following terms and conditions:

- In case of any discrepancies in the land/building documents or scrutiny fees, the sanction will be deemed null and void.
- The building approval will become invalid, if any objection is raised by Fire department or Public Health Services department within 7 days of the grant of approval.
- The applicant is liable for the level of detail and information provided in the structural/fire/PHS/etc drawings and the authority granting approval takes no responsibility for the same.



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Diary Number - TCP-HQBPAS/7451/2024

Application Number - BLC-4696B

Date - 31/12/2024

Subject - Proposed Residential Plotted Colony - Residential Plots Building Plan of **Plot No: N60, Sector:2, Sohna, Town Or City: Anand Niketan, District:Gurugram , in LC-4696** under self-certification

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Diary Number - TCP-HQBPAS/7452/2024

Application Number - BLC-4696C

Date - 01/01/2025

Subject - Proposed Residential Plotted Colony - Residential Plots Building Plan of **Plot No: N62, Sector:2, Sohna, Town Or City:Anand Niketan, District:Gurugram , in LC-4696** under self-certification

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Diary Number - TCP-HQBPAS/7453/2024

Application Number - BLC-46960

Date - 01/01/2025

Subject - Proposed Residential Plotted Colony - Residential Plots Building Plan of **Plot No: N65, Sector:2, Sohna, Town Or City:Anand Niketan, District:Gurugram , in LC-4696** under self-certification

The building plan under subject matter as received by the department on 26/12/2024 has been considered under self certification provision of the Haryana Building Code-2017. The entire responsibility regarding authenticity of details furnished by you/your architect rests upon you as well as your architect. You and your architect shall also remain solely responsible for compliance of all provisions of Haryana Building Code 2017; Zoning Plan as well as policy instructions issued by the competent authority from time to time. In case any information furnished is found to be incorrect, the building plans approved under self certification shall be void ab-initio.

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Diary Number - TCP-HQBPAS/7454/2024

Application Number - BLC-4696E

Date - 01/01/2025

Subject - Proposed Residential Plotted Colony - Residential Plots Building Plan of **Plot No: N66, Sector:2, Sohna, Town Or City:Anand Niketan, District:Gurugram , in LC-4696** under self-certification

The building plan under subject matter as received by the department on 26/12/2024 has been considered under self certification provision of the Haryana Building Code-2017. The entire responsibility regarding authenticity of details furnished by you/your architect rests upon you as well as your architect. You and your architect shall also remain solely responsible for compliance of all provisions of Haryana Building Code 2017; Zoning Plan as well as policy instructions issued by the competent authority from time to time. In case any information furnished is found to be incorrect, the building plans approved under self certification shall be void ab-initio.

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Diary Number - TCP-HQBPAS/7456/2024

Application Number - BLC-4696F

Date - 01/01/2025

Subject - Proposed Residential Plotted Colony - Residential Plots Building Plan of **Plot No: N68, Sector:2, Sohna, Town Or City:Anand Niketan, District:Gurugram , in LC-4696** under self-certification

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Diary Number - TCP-HQBPAS/7457/2024

Application Number - BLC-4696G

Date - 01/01/2025

Subject - Proposed Residential Plotted Colony - Residential Plots Building Plan of **Plot No: N70, Sector:2, Sohna, Town Or City:Anand Niketan, District:Gurugram , in LC-4696** under self-certification

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Diary Number - TCP-HQBPAS/7458/2024

Application Number - BLC-4696H

Date - 29/12/2024

Subject - Proposed Residential Plotted Colony - Residential Plots Building Plan of **Plot No: N59, Sector:2, Sohna, Town Or City:Anand Niketan, District:Gurugram , in LC-4696** under self-certification

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Diary Number - TCP-HQBPAS/7459/2024
Application Number - BLC-46961
Date - 29/12/2024

Subject - Proposed Residential Plotted Colony - Residential Plots Building Plan of **Plot No: N61, Sector:2, Sohna, Town Or City:Anand Niketan, District:Gurugram , in LC-4696** under self-certification

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(122, 1st Floor, Universal Trade Tower, Sohna Road, Gurugram, Haryana, Gurgaon, 122018)

Diary Number - TCP-HQBPAS/7460/2024

Application Number - BLC-4696J

Date - 29/12/2024

Subject - Proposed Residential Plotted Colony - Residential Plots Building Plan of **Plot No: N63, Sector:2, Sohna, Town Or City:Anand Niketan, District:Gurugram , in LC-4696** under self-certification

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(122, 1st Floor, Universal Trade Tower, Sohna Road, Gurugram, Haryana, Gurgaon, 122018)

Diary Number - TCP-HQBPAS/7461/2024

Application Number - BLC-4696K

Date - 29/12/2024

Subject - Proposed Residential Plotted Colony - Residential Plots Building Plan of **Plot No: N64, Sector:2, Sohna, Town Or City:Anand Niketan, District:Gurugram , in LC-4696** under self-certification

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Diary Number - TCP-HQBPAS/7462/2024

Application Number - BLC-4696L

Date - 29/12/2024

Subject - Proposed Residential Plotted Colony - Residential Plots Building Plan of **Plot No: N67, Sector:2, Sohna, Town Or City:Anand Niketan, District:Gurugram , in LC-4696** under self-certification

The building plan under subject matter as received by the department on 26/12/2024 has been considered under self certification provision of the Haryana Building Code-2017. The entire responsibility regarding authenticity of details furnished by you/your architect rests upon you as well as your architect. You and your architect shall also remain solely responsible for compliance of all provisions of Haryana Building Code 2017; Zoning Plan as well as policy instructions issued by the competent authority from time to time. In case any information furnished is found to be incorrect, the building plans approved under self certification shall be void ab-initio.

- The architect shall be liable to follow the measures prescribed in the Self Certification provisions, failing which action as per statute shall be initiated. The architect shall also ensure the correctness of ownership documents and the technical parameters furnished for approval of the building plan under self certification, failing which, apart from withdrawal/declaration of the building plan as void ab-initio, penal action against the concerned architect shall also be initiated

• In case of withdrawal of professional services by the architect in respect of subject cited plot, the same must be reflected in the HQBPAS dashboard immediately along with reasons thereof

- A copy of approval letter may also be submitted to the concerned colonizer.

- The permission is granted/ sanctioned for the aforesaid construction, subject to the following terms and conditions:

- In case of any discrepancies in the land/building documents or scrutiny fees, the sanction will be deemed null and void.
- The building approval will become invalid, if any objection is raised by Fire department or Public Health Services department within 7 days of the grant of approval.
- The applicant is liable for the level of detail and information provided in the structural/fire/PHS/etc drawings and the authority granting approval takes no responsibility for the same.



**This is a computer generated statement and does not require a signature

This communication is temporarily valid upto 12/01/2025 and subject to confirmation of structural/fire/PHS etc drawings by the concerned authority

Department of Town & Country Planning, Haryana

Plot No.: 3, Sec-16A, Madhya Marg, Chandigarh 160016
Phone: +91 172 2548475 ; E-Mail: tcpharyana7@gmail.com

FORM OF SANCTION UNDER SELF CERTIFICATION

From

DTCP

DTP Gurugram

To

N.S. Buildtech Pvt. Ltd.

(122, 1st Floor, Universal Trade Tower, Sohna Road, Gurugram, Haryana, Gurgaon, 122018)

Diary Number - TCP-HQBPAS/7463/2024

Application Number - BLC-4696M

Date - 29/12/2024

Subject - Proposed Residential Plotted Colony - Residential Plots Building Plan of **Plot No: N69, Sector:2, Sohna, Town Or City:Anand Niketan, District:Gurugram , in LC-4696** under self-certification

The building plan under subject matter as received by the department on 26/12/2024 has been considered under self certification provision of the Haryana Building Code-2017. The entire responsibility regarding authenticity of details furnished by you/your architect rests upon you as well as your architect. You and your architect shall also remain solely responsible for compliance of all provisions of Haryana Building Code 2017; Zoning Plan as well as policy instructions issued by the competent authority from time to time. In case any information furnished is found to be incorrect, the building plans approved under self certification shall be void ab-initio.

- The architect shall be liable to follow the measures prescribed in the Self Certification provisions, failing which action as per statute shall be initiated. The architect shall also ensure the correctness of ownership documents and the technical parameters furnished for approval of the building plan under self certification, failing which, apart from withdrawal/declaration of the building plan as void ab-initio, penal action against the concerned architect shall also be initiated

• In case of withdrawal of professional services by the architect in respect of subject cited plot, the same must be reflected in the HQBPAS dashboard immediately along with reasons thereof

- A copy of approval letter may also be submitted to the concerned colonizer.

- The permission is granted/ sanctioned for the aforesaid construction, subject to the following terms and conditions:

- In case of any discrepancies in the land/building documents or scrutiny fees, the sanction will be deemed null and void.
- The building approval will become invalid, if any objection is raised by Fire department or Public Health Services department within 7 days of the grant of approval.
- The applicant is liable for the level of detail and information provided in the structural/fire/PHS/etc drawings and the authority granting approval takes no responsibility for the same.



**This is a computer generated statement and does not require a signature

This communication is temporarily valid upto 12/01/2025 and subject to confirmation of structural/fire/PHS etc drawings by the concerned authority

Department of Town & Country Planning, Haryana

Plot No.: 3, Sec-16A, Madhya Marg, Chandigarh 160016
Phone: +91 172 2548475 ; E-Mail: tcpharyana7@gmail.com

FORM OF SANCTION UNDER SELF CERTIFICATION

From

DTCP

DTP Gurugram

To

N.S. Buildtech Pvt. Ltd.

(122, 1st Floor, Universal Trade Tower, Sohna Road, Gurugram, Haryana, Gurgaon, 122018)

Diary Number - TCP-HQBPAS/7464/2024

Application Number - BLC-4696N

Date - 29/12/2024

Subject - Proposed Residential Plotted Colony - Residential Plots Building Plan of **Plot No: N71, Sector:2, Sohna, Town Or City:Anand Niketan, District:Gurugram , in LC-4696** under self-certification

The building plan under subject matter as received by the department on 26/12/2024 has been considered under self certification provision of the Haryana Building Code-2017. The entire responsibility regarding authenticity of details furnished by you/your architect rests upon you as well as your architect. You and your architect shall also remain solely responsible for compliance of all provisions of Haryana Building Code 2017; Zoning Plan as well as policy instructions issued by the competent authority from time to time. In case any information furnished is found to be incorrect, the building plans approved under self certification shall be void ab-initio.

- The architect shall be liable to follow the measures prescribed in the Self Certification provisions, failing which action as per statute shall be initiated. The architect shall also ensure the correctness of ownership documents and the technical parameters furnished for approval of the building plan under self certification, failing which, apart from withdrawal/declaration of the building plan as void ab-initio, penal action against the concerned architect shall also be initiated

• In case of withdrawal of professional services by the architect in respect of subject cited plot, the same must be reflected in the HQBPAS dashboard immediately along with reasons thereof

- A copy of approval letter may also be submitted to the concerned colonizer.

- The permission is granted/ sanctioned for the aforesaid construction, subject to the following terms and conditions:

- In case of any discrepancies in the land/building documents or scrutiny fees, the sanction will be deemed null and void.
- The building approval will become invalid, if any objection is raised by Fire department or Public Health Services department within 7 days of the grant of approval.
- The applicant is liable for the level of detail and information provided in the structural/fire/PHS/etc drawings and the authority granting approval takes no responsibility for the same.



**This is a computer generated statement and does not require a signature

This communication is temporarily valid upto 12/01/2025 and subject to confirmation of structural/fire/PHS etc drawings by the concerned authority

PERMIT OF SANCTION UNDER SELF CERTIFICATION SCHEME - BRS III

From :

Mr Naveen Sharma

HOBPAS-REG-670/21-22



To:

N.S. Buildtech Pvt. Ltd.

(122, 1st Floor, Universal Trade Tower, Sohna Road, Gurugram, Haryana, Gurgaon, 122018)

Diary Number - HBPAS/2055/2025

Application Number - BLC-4696/N/103

Date - 13/05/2025

Subject - Approval of Building Plan falling under Deen Dayal Jan Awas Yojna-Affordable Plotted 2016 of Plot No: 103, Block No: N, NSBUILDTECH SOH-2 DDJAY-APHP, Sector: 2, Town Or City: Gurugram, District: Gurugram, Haryana in LC-4696 under self-certification with approved area of 9.9583 Acre

The building plan under subject matter as received by the department on 18/04/2025 has been considered under self certification provision of the HBC-2017. The entire responsibility regarding authenticity of details furnished by you/your architect rests upon you as well as your architect. You and your architect shall also remain solely responsible for compliance of all provisions of Haryana Building Code 2017, Zoning Plan as well as policy instructions issued by the competent authority from time to time. In case any information furnished is found to be incorrect, the building plans approved under self certification shall be void ab-initio, Further:

1. The architect shall be liable to follow the measures prescribed in the Self Certification provisions, failing which action as per statute shall be initiated. The architect shall also ensure the correctness of ownership documents and the technical parameters furnished for approval of the building plan under self certification, failing which, apart from withdrawal/declaration of the building plan as void ab-initio, penal action against the concerned architect shall also be initiated
2. A copy of approval letter also be submitted to the concerned colonizer.
3. The permission is granted/ sanctioned for the aforesaid construction, subject to the following terms and conditions:
 - a. In case of any discrepancies in the land/building documents or scrutiny fees, or fees charges pertaining to Labour Cess, Purchasable FAR, Plan Scrutiny, EDC the sanction will be deemed null and void.
 - b. The applicant is liable for the level of detail and information provided in the structural/fire/PHS/etc drawings and the department approval takes no responsibility for the same.
 - c. In case the competent Authority highlights any discrepancies related to Technical Parameter within 15 working days the same shall be immediately rectified and Building Plan shall be got rectified through fresh Submission.
 - d. In case the competent Authority highlights any shortfall in payment the concerned Architect/ Owner/ Civil Engineer/ Building Designer and Supervisor is liable to pay the balance within the next 7 days.
 - e. This letter is only valid along with BRS 1 & 2 signed by Architect, Owner(s) and Structure Engineer

Mr Naveen Sharma
HOBPAS-REG-670/21-22

BRS III
(see rule 44 of act 41 of 1963)

From

Supervisor Mr. Naveen Sharma
HOBPAS-REG-670/22-23
Sector-38, Gurugram, Haryana.

To

M/s N.S. Buildtech Pvt. Ltd.
122, 1st Floor, Universal Trade Tower,
Sohna Road, Gurugram, Haryana - 122018

Memo No. **242**

Dated **13.05.2025**

Sub: - APPROVAL OF BUILDING PLAN IN RESPECT OF PLOT NO: N103, SECTOR:2, SOHNA,
TOWN OR CITY: ANAND NIKETAN, DISTRICT: GURUGRAM

Ref. : Diary No. **HBPAS/2055/2025**

Your application No. **BLC-4696/N/103**

Dated: **13.05.2025**

**PROCEDURE OF APPROVAL OF BUILDING PLANS UNDER SELF CERTIFICATION POLICY
IMPLEMENTED FROM 01-11-2011.**

1. You will abide by the Punjab Schedule Roads and Controlled Area Restriction of Unregulated Development Act. 1963 and rules framed there under.
2. If plot falls in unlicensed areas shall be treated as cancelled.
3. This plan is being approved without prejudice to the status of the licenses of the colony.
4. You will get the setbacks of your building (s) checked at plinth level and obtain a certificate from this Office before proceeding with the super structure.
5. You will get occupation certificate from competent authority before occupying the above building.
6. You will provide rain water – harvesting system as per direction of Authority.
7. Subject to the condition that basement setback shall be Minimum by 8'-0" from the common wall in the Event the adjoining plot is built up without basement adjoin the common wall.
8. That you will not the purpose building into any use other than residential purposes otherwise this Approval shall be automatically cancelled and appropriate action as per rule will be initiated.
9. One copy of the sanctioned plan is enclosed herewith for your further necessary action.
Encl. As above

Note: - Architect/Supervisor Authority Only for Approval Drawing map, Not Working & Supervision. (Deal with Client)



Naveen Sharma
Architect/Supervisor

(Architect/Supervisor Signature)

Ends. No.

Date:

A copy is forwarded to the following for information and further necessary action: -

1. M/s N.S. Buildtech Pvt. Ltd. With the request that no sewer Connection is to issue before the applicant obtains occupation certificate from competent authority.

PERMIT OF SANCTION UNDER SELF CERTIFICATION SCHEME - BRS III

From :

Mr Naveen Sharma
HOBPAS-REG-670/21-22



To:

N.S. Buildtech Pvt. Ltd.
(122, 1st Floor, Universal Trade Tower, Sohna Road, Gurugram, Haryana, Gurgaon, 122018)

Diary Number - HBPAS/2053/2025

Application Number - BLC-4696/N/104

Date - 13/05/2025

Subject - Approval of Building Plan falling under Deen Dayal Jan Awas Yojna-Affordable Plotted 2016 of Plot No: 104, Block No: N, NSBUILDTECH SOH-2 DDJAY-APHP, Sector: 2, Town Or City: Gurugram, District: Gurugram, Haryana in LC-4696 under self-certification with approved area of 9.9583 Acre

The building plan under subject matter as received by the department on 18/04/2025 has been considered under self certification provision of the HBC-2017. The entire responsibility regarding authenticity of details furnished by you/your architect rests upon you as well as your architect. You and your architect shall also remain solely responsible for compliance of all provisions of Haryana Building Code 2017, Zoning Plan as well as policy instructions issued by the competent authority from time to time. In case any information furnished is found to be incorrect, the building plans approved under self certification shall be void ab-initio, Further:

1. The architect shall be liable to follow the measures prescribed in the Self Certification provisions, failing which action as per statute shall be initiated. The architect shall also ensure the correctness of ownership documents and the technical parameters furnished for approval of the building plan under self certification, failing which, apart from withdrawal/declaration of the building plan as void ab-initio, penal action against the concerned architect shall also be initiated
2. A copy of approval letter also be submitted to the concerned colonizer.
3. The permission is granted/ sanctioned for the aforesaid construction, subject to the following terms and conditions:
 - a. In case of any discrepancies in the land/building documents or scrutiny fees, or fees charges pertaining to Labour Cess, Purchasable FAR, Plan Scrutiny, EDC the sanction will be deemed null and void.
 - b. The applicant is liable for the level of detail and information provided in the structural/fire/PHS/etc drawings and the department approval takes no responsibility for the same.
 - c. In case the competent Authority highlights any discrepancies related to Technical Parameter within 15 working days the same shall be immediately rectified and Building Plan shall be got rectified through fresh Submission.
 - d. In case the competent Authority highlights any shortfall in payment the concerned Architect/ Owner/ Civil Engineer/ Building Designer and Supervisor is liable to pay the balance within the next 7 days.
 - e. This letter is only valid along with BRS 1 & 2 signed by Architect, Owner(s) and Structure Engineer

Mr Naveen Sharma
HOBPAS-REG-670/21-22

BRS III
(see rule 44 of act 41 of 1963)

From

Supervisor Mr. Naveen Sharma
HOBPAS-REG-670/22-23
Sector-38, Gurugram, Haryana.

To

M/s N.S. Buildtech Pvt. Ltd.
122, 1st Floor, Universal Trade Tower,
Sohna Road, Gurugram, Haryana - 122018

Memo No. **240**

Dated **13.05.2025**

Sub: - APPROVAL OF BUILDING PLAN IN RESPECT OF PLOT NO: N104, SECTOR:2, SOHNA,
TOWN OR CITY: ANAND NIKETAN, DISTRICT: GURUGRAM

Ref : Diary No. **HBPAS/2053/2025**

Your application No. **BLC-4696/N/104**

Dated: **13.05.2025**

PROCEDURE OF APPROVAL OF BUILDING PLANS UNDER SELF CERTIFICATION POLICY
IMPLEMENTED FROM 01-11-2011.

1. You will abide by the Punjab Schedule Roads and Controlled Area Restriction of Unregulated Development Act. 1963 and rules framed there under.
2. If plot falls in unlicensed areas shall be treated as cancelled.
3. This plan is being approved without prejudice to the status of the licenses of the colony.
4. You will get the setbacks of your building (s) checked at plinth level and obtain a certificate from this Office before proceeding with the super structure.
5. You will get occupation certificate from competent authority before occupying the above building.
6. You will provide rain water – harvesting system as per direction of Authority.
7. Subject to the condition that basement setback shall be Minimum by 8'-0" from the common wall in the Event the adjoining plot is built up without basement adjoin the common wall.
8. That you will not the purpose building into any use other than residential purposes otherwise this Approval shall be automatically cancelled and appropriate action as per rule will be imitated.
9. One copy of the sanctioned plan is enclosed herewith for your further necessary action.
Encl. As above

Note: - Architect/Supervisor Authority Only for Approval Drawing map, Not Working & Supervision. (Deal with Client)

Naveen Sharma

Architecture/Supervisor

License No. HOBPAS-REG-670/21-22

(Architect/Supervisor Signature)

Date:

Ends. No.

A copy is forwarded to the following for information and further necessary action:-

1. M/s N.S. Buildtech Pvt. Ltd. With the request that no sewer Connection is to issue before the applicant obtains occupation certificate from competent authority.

PERMIT OF SANCTION UNDER SELF CERTIFICATION SCHEME - BRS III

From :

Mr Naveen Sharma
HOBPAS-REG-670/21-22



To:

N.S. Buildtech Pvt. Ltd.
(122, 1st Floor, Universal Trade Tower, Sohna Road, Gurugram, Haryana, Gurgaon, 122018)

Diary Number - HBPAS/2056/2025

Application Number - BLC-4696/N/105

Date - 13/05/2025

Subject - Approval of Building Plan falling under Deen Dayal Jan Awas Yojna-Affordable Plotted 2016 of Plot No: 105, Block No: N, NSBUILDTECH SOH-2 DDJAY-APHP, Sector: 2, Town Or City: Gurugram, District: Gurugram, Haryana in LC-4696 under self-certification with approved area of 9.9583 Acre

The building plan under subject matter as received by the department on 18/04/2025 has been considered under self certification provision of the HBC-2017. The entire responsibility regarding authenticity of details furnished by you/your architect rests upon you as well as your architect. You and your architect shall also remain solely responsible for compliance of all provisions of Haryana Building Code 2017, Zoning Plan as well as policy instructions issued by the competent authority from time to time. In case any information furnished is found to be incorrect, the building plans approved under self certification shall be void ab-initio, Further:

1. The architect shall be liable to follow the measures prescribed in the Self Certification provisions, failing which action as per statute shall be initiated. The architect shall also ensure the correctness of ownership documents and the technical parameters furnished for approval of the building plan under self certification, failing which, apart from withdrawal/declaration of the building plan as void ab-initio, penal action against the concerned architect shall also be initiated
2. A copy of approval letter also be submitted to the concerned colonizer.
3. The permission is granted/ sanctioned for the aforesaid construction, subject to the following terms and conditions:
 - a. In case of any discrepancies in the land/building documents or scrutiny fees, or fees charges pertaining to Labour Cess, Purchasable FAR, Plan Scrutiny, EDC the sanction will be deemed null and void.
 - b. The applicant is liable for the level of detail and information provided in the structural/fire/PHS/etc drawings and the department approval takes no responsibility for the same.
 - c. In case the competent Authority highlights any discrepancies related to Technical Parameter within 15 working days the same shall be immediately rectified and Building Plan shall be got rectified through fresh Submission.
 - d. In case the competent Authority highlights any shortfall in payment the concerned Architect/ Owner/ Civil Engineer/ Building Designer and Supervisor is liable to pay the balance within the next 7 days.
 - e. This letter is only valid along with BRS 1 & 2 signed by Architect, Owner(s) and Structure Engineer

Mr Naveen Sharma
HOBPAS-REG-670/21-22

BRS III
(see rule 44 of act 41 of 1963)

From

Supervisor Mr. Naveen Sharma
HOBPAS-REG-670/22-23
Sector-38, Gurugram, Haryana.

To

M/s N.S. Buildtech Pvt. Ltd.
122, 1st Floor, Universal Trade Tower,
Sohna Road, Gurugram, Haryana - 122018

Memo No. **243**

Dated **13.05.2025**

Sub: - APPROVAL OF BUILDING PLAN IN RESPECT OF PLOT NO: N105, SECTOR:2, SOHNA,
TOWN OR CITY: ANAND NIKETAN, DISTRICT: GURUGRAM

Ref: : Diary No. **HBPAS/2056/2025**

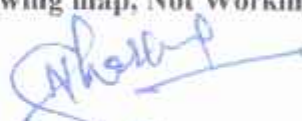
Your application No. **BLC-4696/N/105**

Dated: **13.05.2025**

PROCEDURE OF APPROVAL OF BUILDING PLANS UNDER SELF CERTIFICATION POLICY
IMPLEMENTED FROM 01-11-2011.

1. You will abide by the Punjab Schedule Roads and Controlled Area Restriction of Unregulated Development Act. 1963 and rules framed there under.
2. If plot falls in unlicensed areas shall be treated as cancelled.
3. This plan is being approved without prejudice to the status of the licenses of the colony.
4. You will get the setbacks of your building (s) checked at plinth level and obtain a certificate from this Office before proceeding with the super structure.
5. You will get occupation certificate from competent authority before occupying the above building.
6. You will provide rain water – harvesting system as per direction of Authority.
7. Subject to the condition that basement setback shall be Minimum by 8'-0" from the common wall in the Event the adjoining plot is built up without basement adjoin the common wall.
8. That you will not the purpose building into any use other than residential purposes otherwise this Approval shall be automatically cancelled and appropriate action as per rule will be initiated.
9. One copy of the sanctioned plan is enclosed herewith for your further necessary action.
Encl. As above

Note: - Architect/Supervisor Authority Only for Approval Drawing map, Not Working & Supervision. (Deal with Client)


Naveen Sharma
Architecture/Supervisor
License No: HOBPAS-REG-670/21-22
(Architect/Supervisor Signature)
Date:

Ends. No.

A copy is forwarded to the following for information and further necessary action: -

1. M/s N.S. Buildtech Pvt. Ltd. With the request that no sewer Connection is to issue before the applicant obtains occupation certificate from competent authority.

PERMIT OF SANCTION UNDER SELF CERTIFICATION SCHEME - BRS III

From :

Mr Naveen Sharma

HOBPAS-REG-670/21-22

To:

N.S. Buildtech Pvt. Ltd.

(122, 1st Floor, Universal Trade Tower, Sohna Road, Gurugram, Haryana, Gurgaon, 122018)



Diary Number - HBPAS/2054/2025

Application Number - BLC-4696/N/106

Date - 13/05/2025

Subject - Approval of Building Plan falling under Deen Dayal Jan Awas Yojna-Affordable Plotted 2016 of Plot No: 106, Block No: N, NSBUILDTECH SOH-2 DDJAY-APHP, Sector: 2, Town Or City: Gurugram, District: Gurugram, Haryana in LC-4696 under self-certification with approved area of 9.9583 Acre

The building plan under subject matter as received by the department on 18/04/2025 has been considered under self certification provision of the HBC-2017. The entire responsibility regarding authenticity of details furnished by you/your architect rests upon you as well as your architect. You and your architect shall also remain solely responsible for compliance of all provisions of Haryana Building Code 2017, Zoning Plan as well as policy instructions issued by the competent authority from time to time. In case any information furnished is found to be incorrect, the building plans approved under self certification shall be void ab-initio, Further:

1. The architect shall be liable to follow the measures prescribed in the Self Certification provisions, failing which action as per statute shall be initiated. The architect shall also ensure the correctness of ownership documents and the technical parameters furnished for approval of the building plan under self certification, failing which, apart from withdrawal/declaration of the building plan as void ab-initio, penal action against the concerned architect shall also be initiated
2. A copy of approval letter also be submitted to the concerned colonizer.
3. The permission is granted/ sanctioned for the aforesaid construction, subject to the following terms and conditions:
 - a. In case of any discrepancies in the land/building documents or scrutiny fees, or fees charges pertaining to Labour Cess, Purchasable FAR, Plan Scrutiny, EDC the sanction will be deemed null and void.
 - b. The applicant is liable for the level of detail and information provided in the structural/fire/PHS/etc drawings and the department approval takes no responsibility for the same.
 - c. In case the competent Authority highlights any discrepancies related to Technical Parameter within 15 working days the same shall be immediately rectified and Building Plan shall be got rectified through fresh Submission.
 - d. In case the competent Authority highlights any shortfall in payment the concerned Architect/ Owner/ Civil Engineer/ Building Designer and Supervisor is liable to pay the balance within the next 7 days.
 - e. This letter is only valid along with BRS 1 & 2 signed by Architect, Owner(s) and Structure Engineer

Mr Naveen Sharma
HOBPAS-REG-670/21-22

BRS III
(see rule 44 of act 41 of 1963)

From

Supervisor Mr. Naveen Sharma
HOBPAS-REG-670/22-23
Sector-38, Gurugram, Haryana

To

M/s N.S. Buildtech Pvt. Ltd.
122, 1st Floor, Universal Trade Tower,
Sohna Road, Gurugram, Haryana - 122018

Memo No. **241**

Dated **13.05.2025**

Sub: - APPROVAL OF BUILDING PLAN IN RESPECT OF PLOT NO: N106, SECTOR:2, SOHNA,
TOWN OR CITY: ANAND NIKETAN, DISTRICT: GURUGRAM

Ref: : Diary No. **HBPAS/2054/2025**

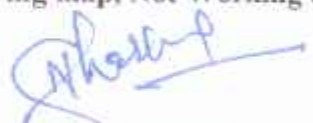
Your application No. **BLC-4696/N/106**

Dated: **13.05.2025**

PROCEDURE OF APPROVAL OF BUILDING PLANS UNDER SELF CERTIFICATION POLICY
IMPLEMENTED FROM 01-11-2011.

1. You will abide by the Punjab Schedule Roads and Controlled Area Restriction of Unregulated Development Act. 1963 and rules framed there under.
2. If plot falls in unlicensed areas shall be treated as cancelled.
3. This plan is being approved without prejudice to the status of the licenses of the colony.
4. You will get the setbacks of your building (s) checked at plinth level and obtain a certificate from this Office before proceeding with the super structure.
5. You will get occupation certificate from competent authority before occupying the above building.
6. You will provide rain water – harvesting system as per direction of Authority.
7. Subject to the condition that basement setback shall be Minimum by 8'-0" from the common wall in the Event the adjoining plot is built up without basement adjoin the common wall.
8. That you will not the purpose building into any use other than residential purposes otherwise this Approval shall be automatically cancelled and appropriate action as per rule will be initiated.
9. One copy of the sanctioned plan is enclosed herewith for your further necessary action.
Encl. As above

Note: - Architect/Supervisor Authority Only for Approval Drawing map, Not Working & Supervision. (Deal with Client)


Naveen Sharma
Architect/Supervisor
License No.: HOBPAS-REG-670/21-22
(Architect/Supervisor Signature)
Date:

Ends. No.

A copy is forwarded to the following for information and further necessary action: -

1. M/s N.S. Buildtech Pvt. Ltd. With the request that no sewer Connection is to issue before the applicant obtains occupation certificate from competent authority.

PERMIT OF SANCTION UNDER SELF CERTIFICATION SCHEME - BRS III

From :

Mr Naveen Sharma
HOBPAS-REG-670/21-22



To:

N.S. Buildtech Pvt. Ltd.
(122, 1st Floor, Universal Trade Tower, Sohna Road, Gurugram, Haryana, Gurgaon, 122018)

Diary Number - HBPAS/2057/2025

Application Number - BLC-4696/N/107

Date - 13/05/2025

Subject - Approval of Building Plan falling under Deen Dayal Jan Awas Yojna-Affordable Plotted 2016 of Plot No: 107, Block No: N, NSBUILDTECH SOH-2 DDJAY-APHP, Sector: 2, Town Or City: Gurugram, District: Gurugram, Haryana in LC-4696 under self-certification with approved area of 9.9583 Acre

The building plan under subject matter as received by the department on 18/04/2025 has been considered under self certification provision of the HBC-2017. The entire responsibility regarding authenticity of details furnished by you/your architect rests upon you as well as your architect. You and your architect shall also remain solely responsible for compliance of all provisions of Haryana Building Code 2017, Zoning Plan as well as policy instructions issued by the competent authority from time to time. In case any information furnished is found to be incorrect, the building plans approved under self certification shall be void ab-initio, Further:

1. The architect shall be liable to follow the measures prescribed in the Self Certification provisions, failing which action as per statute shall be initiated. The architect shall also ensure the correctness of ownership documents and the technical parameters furnished for approval of the building plan under self certification, failing which, apart from withdrawal/declaration of the building plan as void ab-initio, penal action against the concerned architect shall also be initiated
2. A copy of approval letter also be submitted to the concerned colonizer.
3. The permission is granted/ sanctioned for the aforesaid construction, subject to the following terms and conditions:
 - a. In case of any discrepancies in the land/building documents or scrutiny fees, or fees charges pertaining to Labour Cess, Purchasable FAR, Plan Scrutiny, EDC the sanction will be deemed null and void.
 - b. The applicant is liable for the level of detail and information provided in the structural/fire/PHS/etc drawings and the department approval takes no responsibility for the same.
 - c. In case the competent Authority highlights any discrepancies related to Technical Parameter within 15 working days the same shall be immediately rectified and Building Plan shall be got rectified through fresh Submission.
 - d. In case the competent Authority highlights any shortfall in payment the concerned Architect/ Owner/ Civil Engineer/ Building Designer and Supervisor is liable to pay the balance within the next 7 days.
 - e. This letter is only valid along with BRS 1 & 2 signed by Architect, Owner(s) and Structure Engineer

Mr Naveen Sharma
HOBPAS-REG-670/21-22

BRS III
(see rule 44 of act 41 of 1963)

From

Supervisor Mr. Naveen Sharma
HOBPAS-REG-670/22-23
Sector-38, Gurugram, Haryana.

To

M/s N.S. Buildtech Pvt. Ltd.
122, 1st Floor, Universal Trade Tower,
Sohna Road, Gurugram, Haryana - 122018

Memo No. 244

Dated 13.05.2025

Sub: - APPROVAL OF BUILDING PLAN IN RESPECT OF PLOT NO: N107, SECTOR:2, SOHNA,
TOWN OR CITY: ANAND NIKETAN, DISTRICT: GURUGRAM

Ref: : Diary No. HBPAS/2057/2025

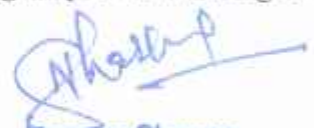
Your application No. BLC-4696/N/107

Dated: 13.05.2025

PROCEDURE OF APPROVAL OF BUILDING PLANS UNDER SELF CERTIFICATION POLICY
IMPLEMENTED FROM 01-11-2011.

1. You will abide by the Punjab Schedule Roads and Controlled Area Restriction of Unregulated Development Act, 1963 and rules framed there under.
2. If plot falls in unlicensed areas shall be treated as cancelled.
3. This plan is being approved without prejudice to the status of the licenses of the colony.
4. You will get the setbacks of your building (s) checked at plinth level and obtain a certificate from this Office before proceeding with the super structure.
5. You will get occupation certificate from competent authority before occupying the above building.
6. You will provide rain water – harvesting system as per direction of Authority.
7. Subject to the condition that basement setback shall be Minimum by 8'-0" from the common wall in the Event the adjoining plot is built up without basement adjoin the common wall.
8. That you will not the purpose building into any use other than residential purposes otherwise this Approval shall be automatically cancelled and appropriate action as per rule will be initiated.
9. One copy of the sanctioned plan is enclosed herewith for your further necessary action.
Encl. As above

Note: - Architect/Supervisor Authority Only for Approval Drawing map, Not Working & Supervision. (Deal with Client)



Naveen Sharma
Architect/Supervisor

(Architect/Supervisor Signature)

Ends. No.

Date:

A copy is forwarded to the following for information and further necessary action: -

1. M/s N.S. Buildtech Pvt. Ltd. With the request that no sewer Connection is to issue before the applicant obtains occupation certificate from competent authority.

PERMIT OF SANCTION UNDER SELF CERTIFICATION SCHEME - BRS III

From :

Mr Naveen Sharma
HOBPAS-REG-670/21-22



To:

N.S. Buildtech Pvt. Ltd.
(122, 1st Floor, Universal Trade Tower, Sohna Road, Gurugram, Haryana, Gurgaon, 122018)

Diary Number - HBPAS/2058/2025

Application Number - BLC-4696/N/109

Date - 13/05/2025

Subject - Approval of Building Plan falling under Deen Dayal Jan Awas Yojna-Affordable Plotted 2016 of Plot No: 109, Block No: N, NSBUILDTECH SOH-2 DDJAY-APHP, Sector: 2, Town Or City: Gurugram, District: Gurugram, Haryana in LC-4696 under self-certification with approved area of 9.9583 Acre

The building plan under subject matter as received by the department on 18/04/2025 has been considered under self certification provision of the HBC-2017. The entire responsibility regarding authenticity of details furnished by you/your architect rests upon you as well as your architect. You and your architect shall also remain solely responsible for compliance of all provisions of Haryana Building Code 2017, Zoning Plan as well as policy instructions issued by the competent authority from time to time. In case any information furnished is found to be incorrect, the building plans approved under self certification shall be void ab-initio, Further:

1. The architect shall be liable to follow the measures prescribed in the Self Certification provisions, failing which action as per statute shall be initiated. The architect shall also ensure the correctness of ownership documents and the technical parameters furnished for approval of the building plan under self certification, failing which, apart from withdrawal/declaration of the building plan as void ab-initio, penal action against the concerned architect shall also be initiated
2. A copy of approval letter also be submitted to the concerned colonizer.
3. The permission is granted/ sanctioned for the aforesaid construction, subject to the following terms and conditions:
 - a. In case of any discrepancies in the land/building documents or scrutiny fees, or fees charges pertaining to Labour Cess, Purchasable FAR, Plan Scrutiny, EDC the sanction will be deemed null and void.
 - b. The applicant is liable for the level of detail and information provided in the structural/fire/PHS/etc drawings and the department approval takes no responsibility for the same.
 - c. In case the competent Authority highlights any discrepancies related to Technical Parameter within 15 working days the same shall be immediately rectified and Building Plan shall be got rectified through fresh Submission.
 - d. In case the competent Authority highlights any shortfall in payment the concerned Architect/ Owner/ Civil Engineer/ Building Designer and Supervisor is liable to pay the balance within the next 7 days.
 - e. This letter is only valid along with BRS 1 & 2 signed by Architect, Owner(s) and Structure Engineer

Mr Naveen Sharma
HOBPAS-REG-670/21-22

BRS III
(see rule 44 of act 41 of 1963)

From

Supervisor Mr. Naveen Sharma
HOBPAS-REG-670/22-23
Sector-38, Gurugram, Haryana.

To

M/s N.S. Buildtech Pvt. Ltd.
122, 1st Floor, Universal Trade Tower,
Sohna Road, Gurugram, Haryana - 122018

Memo No. 245

Dated 13.05.2025

Sub: - APPROVAL OF BUILDING PLAN IN RESPECT OF PLOT NO: N109, SECTOR:2, SOHNA,
TOWN OR CITY: ANAND NIKETAN, DISTRICT: GURUGRAM

Ref. : Diary No. HBPAS/2058/2025

Your application No. BLC-4696/N/109

Dated: 13.05.2025

PROCEDURE OF APPROVAL OF BUILDING PLANS UNDER SELF CERTIFICATION POLICY
IMPLEMENTED FROM 01-11-2011.

1. You will abide by the Punjab Schedule Roads and Controlled Area Restriction of Unregulated Development Act, 1963 and rules framed there under.
2. If plot falls in unlicensed areas shall be treated as cancelled.
3. This plan is being approved without prejudice to the status of the licenses of the colony.
4. You will get the setbacks of your building (s) checked at plinth level and obtain a certificate from this Office before proceeding with the super structure.
5. You will get occupation certificate from competent authority before occupying the above building.
6. You will provide rain water – harvesting system as per direction of Authority.
7. Subject to the condition that basement setback shall be Minimum by 8'-0" from the common wall in the Event the adjoining plot is built up without basement adjoin the common wall.
8. That you will not the purpose building into any use other than residential purposes otherwise this Approval shall be automatically cancelled and appropriate action as per rule will be imitated.
9. One copy of the sanctioned plan is enclosed herewith for your further necessary action.
Encl. As above

Note: - Architect/Supervisor Authority Only for Approval Drawing map, Not Working & Supervision. (Deal with Client)


Naveen Sharma
Architect/Supervisor
License No. - HOBPAS-REG-670/21-22
(Architect/Supervisor Signature)
Date

Ends. No.

A copy is forwarded to the following for information and further necessary action: -

1. M/s N.S. Buildtech Pvt. Ltd. With the request that no sewer Connection is to issue before the applicant obtains occupation certificate from competent authority.

BRS III
(see rule 44 of act 41 of 1963)

From

Supervisor Mr. Naveen Sharma
HOBPAS-REG-670/22-23
Sector-38, Gurugram, Haryana.

To

M/s N.S. Buildtech Pvt. Ltd.
122, 1st Floor, Universal Trade Tower,
Sohna Road, Gurugram, Haryana - 122018

Memo No. 229

Dated 01.04.2025

Sub: - APPROVAL OF BUILDING PLAN IN RESPECT OF PLOT NO: N13, N15, N17 & N19,
SECTOR:2, SOHNA, TOWN OR CITY: ANAND NIKETAN, DISTRICT: GURUGRAM

PROCEDURE OF APPROVAL OF BUILDING PLANS UNDER SELF CERTIFICATION POLICY
IMPLEMENTED FROM 01-11-2011.

1. You will abide by the Punjab Schedule Roads and Controlled Area Restriction of Unregulated Development Act. 1963 and rules framed there under.
2. If plot falls in unlicensed areas shall be treated as cancelled.
3. This plan is being approved without prejudice to the status of the licenses of the colony.
4. You will get the setbacks of your building (s) checked at plinth level and obtain a certificate from this Office before proceeding with the super structure.
5. You will get occupation certificate from competent authority before occupying the above building.
6. You will provide rain water – harvesting system as per direction of Authority.
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8. That you will not the purpose building into any use other than residential purposes otherwise this Approval shall be automatically cancelled and appropriate action as per rule will be initiated.
9. One copy of the sanctioned plan is enclosed herewith for your further necessary action.
Encl. As above

Note: - Architect/Supervisor Authority Only for Approval Drawing map, Not Working & Supervision. (Deal with Client)


Naveen Sharma
Architect/Supervisor
License No. HOBPAS-REG-670/21-22
(Architect/Supervisor Signature)

Ends. No.

Date:

A copy is forwarded to the following for information and further necessary action: -

1. M/s N.S. Buildtech Pvt. Ltd. With the request that no sewer Connection is to issue before the applicant obtains occupation certificate from competent authority.

BRS III
(see rule 44 of act 41 of 1963)

From

Supervisor Mr. Naveen Sharma
HOBPAS-REG-670/22-23
Sector-38, Gurugram, Haryana.

To

M/s N.S. Buildtech Pvt. Ltd.
122, 1st Floor, Universal Trade Tower,
Sohna Road, Gurugram, Haryana - 122018

Memo No. 228

Dated 01.04.2025

Sub: - APPROVAL OF BUILDING PLAN IN RESPECT OF PLOT NO: N14, N16 & N18, SECTOR:2, SOHNA, TOWN OR CITY: ANAND NIKETAN, DISTRICT: GURUGRAM

PROCEDURE OF APPROVAL OF BUILDING PLANS UNDER SELF CERTIFICATION POLICY IMPLEMENTED FROM 01-11-2011.

1. You will abide by the Punjab Schedule Roads and Controlled Area Restriction of Unregulated Development Act. 1963 and rules framed there under.
2. If plot falls in unlicensed areas shall be treated as cancelled.
3. This plan is being approved without prejudice to the status of the licenses of the colony.
4. You will get the setbacks of your building (s) checked at plinth level and obtain a certificate from this Office before proceeding with the super structure.
5. You will get occupation certificate from competent authority before occupying the above building.
6. You will provide rain water – harvesting system as per direction of Authority.
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8. That you will not the purpose building into any use other than residential purposes otherwise this Approval shall be automatically cancelled and appropriate action as per rule will be initiated.
9. One copy of the sanctioned plan is enclosed herewith for your further necessary action.
Encl. As above

Note: - Architect/Supervisor Authority Only for Approval Drawing map, Not Working & Supervision. (Deal with Client)


Naveen Sharma
Architect/Supervisor
License No: HOBPAS-REG-670/22-23
(Architect/Supervisor Signature)
Date:

Ends. No.

A copy is forwarded to the following for information and further necessary action: -

1. M/s N.S. Buildtech Pvt. Ltd. With the request that no sewer Connection is to issue before the applicant obtains occupation certificate from competent authority.

BRS III
(see rule 44 of act 41 of 1963)

From

Supervisor Mr. Naveen Sharma
HOBPAS-REG-670/22-23
Sector-38, Gurugram, Haryana.

To

M/s N.S. Buildtech Pvt. Ltd.
122, 1st Floor, Universal Trade Tower,
Sohna Road, Gurugram, Haryana - 122018

Memo No. **225**

Dated **01.04.2025**

Sub: - APPROVAL OF BUILDING PLAN IN RESPECT OF PLOT NO: N20, SECTOR:2, SOHNA,
TOWN OR CITY: ANAND NIKETAN, DISTRICT: GURUGRAM

PROCEDURE OF APPROVAL OF BUILDING PLANS UNDER SELF CERTIFICATION POLICY
IMPLEMENTED FROM 01-11-2011.

1. You will abide by the Punjab Schedule Roads and Controlled Area Restriction of Unregulated Development Act, 1963 and rules framed there under.
 2. If plot falls in unlicensed areas shall be treated as cancelled.
 3. This plan is being approved without prejudice to the status of the licenses of the colony.
 4. You will get the setbacks of your building (s) checked at plinth level and obtain a certificate from this Office before proceeding with the super structure.
 5. You will get occupation certificate from competent authority before occupying the above building.
 6. You will provide rain water – harvesting system as per direction of Authority.
 7. Subject to the condition that basement setback shall be Minimum by 8'-0" from the common wall in the Event the adjoining plot is built up without basement adjoin the common wall.
 8. That you will not the purpose building into any use other than residential purposes otherwise this Approval shall be automatically cancelled and appropriate action as per rule will be initiated.
 9. One copy of the sanctioned plan is enclosed herewith for your further necessary action.
- Encl. As above

Note: - Architect/Supervisor Authority Only for Approval Drawing map, Not Working & Supervision. (Deal with Client)


Naveen Sharma
Architecture/Supervisor
License No: HOBPAS-REG-67021-22
(Architect/Supervisor Signature)
Date:

Ends. No.

A copy is forwarded to the following for information and further necessary action: -

1. M/s N.S. Buildtech Pvt. Ltd. With the request that no sewer Connection is to issue before the applicant obtains occupation certificate from competent authority.

Department of Town & Country Planning, Haryana

Plot No. 3, Sec-18A, Madhya Marg, Chandigarh 160018
Phone: +91 172 2548475; E-Mail: tcp@haryana2@gmail.com

FORM OF SANCTION UNDER SELF CERTIFICATION

From

DTCP

DTCP Gurugram

To

N.S. Buildtech Pvt. Ltd.

(122, 1st Floor, Universal Trade Tower, Sohna Road, Gurugram, Haryana, Gurgaon, 122018)

Diary Number - TCP-HOBPAS/7450/2024

Application Number - BLC-4696A

Date - 31/12/2024

Subject - Proposed Residential Plotted Colony - Residential Plots Building Plan of Plot No: N58, Sector 2, Sohna, Town Or City: Anand Niketan, District: Gurugram, in LC-4696 under self-certification

The building plan under subject matter as received by the department on 26/12/2024 has been considered under self certification provision of the Haryana Building Code-2017. The entire responsibility regarding authenticity of details furnished by you/your architect rests upon you as well as your architect. You and your architect shall also remain solely responsible for compliance of all provisions of Haryana Building Code 2017, Zoning Plan as well as policy instructions issued by the competent authority from time to time. In case any information furnished is found to be incorrect, the building plans approved under self certification shall be void ab-initio.

• The architect shall be liable to follow the measures prescribed in the Self Certification provisions, failing which action as per statute shall be initiated. The architect shall also ensure the correctness of ownership documents and the technical parameters furnished for approval of the building plan under self certification, failing which, apart from withdrawal/declaration of the building plan as void ab-initio, penal action against the concerned architect shall also be initiated

• In case of withdrawal of professional services by the architect in respect of subject cited plot, the same must be reflected in the HOBPAS dashboard immediately along with reasons thereof

• A copy of approval letter may also be submitted to the concerned colonizer.

• The permission is granted/ sanctioned for the aforesaid construction, subject to the following terms and conditions:

- In case of any discrepancies in the land/building documents or scrutiny fees, the sanction will be deemed null and void.
- The building approval will become invalid, if any objection is raised by Fire department or Public Health Services department within 7 days of the grant of approval.
- The applicant is liable for the level of detail and information provided in the structural/fire/FHS/etc drawings and the authority granting approval takes no responsibility for the same.



**This is a computer generated statement and does not require a signature

This communication is temporarily valid upto 14/01/2025 and subject to confirmation of structural/fire/FHS etc drawings by the concerned authority

BRS III
(see rule 44 of act 41 of 1963)

From

Supervisor Mr. Naveen Sharma
HOBPAS-REG-670/22-23
Sector-38, Gurugram, Haryana.

To

M/s N.S. Buildtech Pvt. Ltd.
122, 1st Floor, Universal Trade Tower,
Sohna Road, Gurugram, Haryana - 122018

Memo No. 223

Dated 31.12.2025

Sub: - APPROVAL OF BUILDING PLAN IN RESPECT OF PLOT NO: N58, SECTOR:2, SOHNA,
TOWN OR CITY: ANAND NIKETAN, DISTRICT: GURUGRAM

Ref. : Diary No. TCP-HOBPAS/7450/2024

Your application No. BLC-4696A

Dated: 31.12.2025

PROCEDURE OF APPROVAL OF BUILDING PLANS UNDER SELF CERTIFICATION POLICY
IMPLEMENTED FROM 01-11-2011.

1. You will abide by the Punjab Schedule Roads and Controlled Area Restriction of Unregulated Development Act, 1963 and rules framed there under.
 2. If plot falls in unlicensed areas shall be treated as cancelled.
 3. This plan is being approved without prejudice to the status of the licenses of the colony.
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 8. That you will not the purpose building into any use other than residential purposes otherwise this Approval shall be automatically cancelled and appropriate action as per rule will be imitated.
 9. One copy of the sanctioned plan is enclosed herewith for your further necessary action.
- Encl. As above

Note: - Architect/Supervisor Authority Only for Approval Drawing map, Not Working & Supervision. (Deal with Client)


Naveen Sharma
Architect/Supervisor
License No: HOBPAS-REG-670/21-22
(Architect/Supervisor Signature)

Ends. No.

Date:

A copy is forwarded to the following for information and further necessary action: -

1. M/s N.S. Buildtech Pvt. Ltd. With the request that no sewer Connection is to issue before the applicant obtains occupation certificate from competent authority.

Department of Town & Country Planning, Haryana

Plot No. 3, Sec 18A, Madhya Marg, Chandigarh 160018

Phone: +91 172 2648425, E-Mail: tcp@haryana2@gmail.com

FORM OF SANCTION UNDER SELF CERTIFICATION

From

DTCP

DTP Gurugram

To

N.S. Buildtech Pvt. Ltd.

(122, 1st Floor, Universal Trade Tower, Sohna Road, Gurugram, Haryana, Gurgaon, 122018)

Diary Number - TCP-HOBPAS/7458/2024

Application Number - BLC-4696H

Date - 29/12/2024

Subject - Proposed Residential Plotted Colony - Residential Plots Building Plan of Plot No: N59, Sector:2, Sohna, Town Or City: Anand Niketan,
District: Gurugram, in LC-4696 under self certification

The building plan under subject matter as received by the department on 26/12/2024 has been considered under self certification provision of the Haryana Building Code-2017. The entire responsibility regarding authenticity of details furnished by you/your architect rests upon you as well as your architect. You and your architect shall also remain solely responsible for compliance of all provisions of Haryana Building Code 2017, Zoning Plan as well as policy instructions issued by the competent authority from time to time. In case any information furnished is found to be incorrect, the building plans approved under self certification shall be void ab-initio.

- The architect shall be liable to follow the measures prescribed in the Self Certification provisions, failing which action as per statute shall be initiated. The architect shall also ensure the correctness of ownership documents and the technical parameters furnished for approval of the building plan under self certification, failing which, apart from withdrawal/declaration of the building plan as void ab-initio, penal action against the concerned architect shall also be initiated.

•

In case of withdrawal of professional services by the architect in respect of subject cited plot, the same must be reflected in the HOBPAS dashboard immediately along with reasons thereof.

- A copy of approval letter may also be submitted to the concerned colonizer.

- The permission is granted/ sanctioned for the aforesaid construction, subject to the following terms and conditions:

- In case of any discrepancies in the land/building documents or auxiliary fees, the sanction will be deemed null and void.
- The building approval will become invalid, if any objection is raised by Fire department or Public Health Services department within 7 days of the grant of approval.
- The applicant is liable for the level of detail and information provided in the structural/fire/PHS/etc drawings and the authority granting approval takes no responsibility for the same.



**This is a computer generated statement and does not require a signature

This communication is temporarily valid upto 12/01/2025 and subject to confirmation of structural/fire/PHS etc drawings by the concerned authority

BRS III
(see rule 44 of act 41 of 1963)

From

Supervisor Mr. Naveen Sharma
HOBPAS-REG-670/22-23
Sector-38, Gurugram, Haryana.

To

M/s N.S. Buildtech Pvt. Ltd.
122, 1st Floor, Universal Trade Tower,
Sohna Road, Gurugram, Haryana - 122018

Memo No. 210

Dated 29.12.2024

Sub: - APPROVAL OF BUILDING PLAN IN RESPECT OF PLOT NO: N59, SECTOR:2, SOHNA,
TOWN OR CITY: ANAND NIKETAN, DISTRICT: GURUGRAM

Ref. : Diary No. TCP-HOBPAS/7458/2024

Your application No. BLC-4696H

Dated: 29.12.2024

PROCEDURE OF APPROVAL OF BUILDING PLANS UNDER SELF CERTIFICATION POLICY
IMPLEMENTED FROM 01-11-2011.

1. You will abide by the Punjab Schedule Roads and Controlled Area Restriction of Unregulated Development Act. 1963 and rules framed there under.
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9. One copy of the sanctioned plan is enclosed herewith for your further necessary action.
Encl. As above

Note: - Architect/Supervisor Authority Only for Approval Drawing map, Not Working & Supervision. (Deal with Client)


Naveen Sharma
Architect/Supervisor
Licence No: HOBPAS-REG-670/21-22
(Architect/Supervisor Signature)
Date:

Ends. No.

A copy is forwarded to the following for information and further necessary action: -

1. M/s N.S. Buildtech Pvt. Ltd. With the request that no sewer Connection is to issue before the applicant obtains occupation certificate from competent authority.