

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

From

District Town Planner,  
Chairman, Building Plan Approval Committee,  
For licensed Colonies/Controlled Area, Gurugram

To

M/s Address Infrastructure Pvt. Ltd.  
Office at 607, 608, Palm Springs Plaza  
Golf Course Road, Sector-54, Gurugram

Memo No.

863

Dated:

25/11/2024

Subject:-

**Approval of Building Plan for SCO no. 10, situated in the Commercial Plotted Colony on the land measuring 3.6423 acres in the revenue estate of village Chauma in Sector-109, Gurugram.**

Reference:-

Your application dated 15.01.2024.

The above referred application received in this office has been examined as per HBC-2017 and standard design approved vide Directorate bearing Drawing No. DTCP-9525 (xii-xiii) dated 28.08.2023 and also the report received from Executive Engineer, HSVP, Division-V Gurugram bearing Memo No. 16672 dated 23.01.2024 and Deputy Director (Tech.), Fire Department, Gurugram bearing Memo No. FS/DDT/2024/294 dated 20.01.2024 regarding public health service and fire safety respectively and considered for approval. Accordingly, the Building Plans are approved and permission is hereby granted for construction of SCO building, under the provision of Haryana Building Code-2017, Zoning Plan framed there under and in view of Directorate order dated 31.01.2022 with the following terms and conditions:-

1. The plans are valid for two years subject to the validity of permission granted.
2. The structural responsibility of the construction shall be entirely of the owner/ supervising Architect and Structural Engineer of the scheme. Structural design of the building shall be carried out in accordance with the provisions of Haryana Building Code-2017 and relevant code for all seismic loads, all dead & live loads, wind pressure, earthquake of the intensity expected and the responsibility of structural safety will be completely of Structural Engineer/Architect and the Owner itself. As per provisions of Rule-39 (d), a set of structural drawing for record shall also be submitted along with structural safety certificate.
3. You will get the setbacks of your building(s) checked at Plinth level and obtain a DPC Certificate before proceeding with Super-Structure.
4. You shall apply for Occupation Certificate as per the provision of Code 4.10 of the Haryana Building Code-2017, which shall be accompanied by certificates regarding completion of works described in the Plans and it shall be accompanied by:
  - (i) Structural stability certificate duly signed by the recognized Architect & Structural Engineer.
  - (i) A clearance regarding Fire Safety point of view, issued by the competent authority.
5. No person shall occupy or allow any other person to occupy any new building or part thereof for any purpose, whatsoever, until such building or part thereof has been certified by the Director or any person authorized by him in this behalf, as having been completed in accordance with the permission granted and an Occupation Certificate in prescribed format has been duly issued in your favour.
6. If any infringement of bye-laws remains unnoticed, the Department reserves the right to amend the Plan as and when any such infringement comes to its notice, after giving an opportunity of being heard and the Department shall stand indemnified against any claim on this account.
7. Before grant of Occupation Certificate, you shall have to submit a Notice of completion of the building in Form BR-IVB, regarding completion of works described in the Plan.

Further that: -

- a) The required open parking around building shall be metalled and properly organized.



- b) All material to be used for erection of the building shall confirm to ISI and NBC standards.
  - c) No walls / ceilings shall be constructed of easily inflammable materials and stair case shall be built-up of the fire resistant material as per standard specification.
  - d) No addition / alternation in the building shall be made without the prior approval of competent authority. Further, only figured dimension shall be followed and in case of any variation in the Plans, prior approval of this office shall be pre-requisite.
  - e) You shall ensure the installation of Solar Power Plant, as per provisions of Haryana Solar Power Policy-2016 issued vide Notification No. 19/4/2016-5 Power dated 14.03.2016 and as per directions issued by Renewable Energy Department, Govt. of Haryana vide notification no. 19/6/2016-5P dated 31.03.2016, if applicable.
  - f) The roof slab of the basement external to the buildings, if any shall be designed/ constructed to take the load of fire tender up to 45 tonnes.
8. FIRE SAFETY:
- (i) The owner and the Supervising Architect of the project shall be entirely responsible for making provisions of the safety and fire fighting measures and shall abide by all fire safety bye laws.
  - (ii) That you shall get approved the fire fighting scheme in accordance with the section 15 of The Haryana Fire Safety Act 2009 and directions issued by the Director, Haryana Fire Services, Haryana, before starting the construction work at site.
9. You will abide by the condition of the reports received from Executive Engineer, HSVP, Division-V Gurugram bearing Memo No.16672 dated 23.01.2024 and Deputy Director (Tech.), Fire Department, Gurugram bearing Memo No. FS/DDT/2024/294 dated 20.01.2024.
  10. The ground water shall not be used for the purpose of construction of building in terms of orders of the dated 16.07.2012 of Hon'ble High Court in CWP's No. 20032 of 2008, 13594 of 2009 and 807 of 2012.
  11. The directions dated 26.11.2014, 04.12.2014 & 19.01.2015 of Hon'ble NGT in original application No. 21 of 2014 in the matter of Vardhman Kaushik Vs. Union of India & Ors. and instructions issued by Hon'ble NGT during hearing held on 28.04.2015 in OA No.21 of 2014 & OA No. 95 of 2014 in the matter of Vardhman Kaushaik Vs. Union of India and Ors. shall be complied.
  12. NGT orders in application No. 45 of 2015 & M.A. No. 126 of 15 titled as "Haryali Welfare Association Vs. State of Haryana" shall be complied.
  13. That the rain water harvesting system shall be provided as per Central Ground Water Board Authority norms/Haryana Govt. notification as applicable.
  14. The owner shall abide by the standard design approved by Directorate drawing no. DTCP-9525( ) dated 28.08.2023. xii - xiii
  15. The owner shall ensure that the overall façade, width of public corridor and structural requirement as per approved standard design are not affected/ changed.
  16. The domestic water tank provided at terrace/ roof level shall always be filled from the over flow of fire compartment.
  17. As reported in Executive Engineer, Divn no.V, Gurugram memo no.16672 dated 23.01.2024. The scrutiny of drawing is done from public health point of view only by that office and does not entitle the owner to make water, sewer & SWD connection in the HSVP laid pipelines without prior approval of competent authority.
  18. The owner will be fully responsible for feasibility of connectivity of services with HSVP services at acceptable level / depth.
  19. That you shall use only LED (Light Emitting Diode) fitting for internal lighting as well as campus lighting.
  20. That you shall ensure that parking of vehicle is done within the area earmarked for parking in the approved Building Plans. Parking of any vehicle outside the premises / site will count to violation of

order of Hon'ble High Court passed in CWP No. 17296 of 2011 titled as "Krishan Lal Gera Vs. State of Haryana and Others".

21. The firm/owner shall ensure that C & D waste is transported in terms of the order to the designated site of concerned Department and due record in that behalf shall be maintained by the builders, transporters of Delhi-NCR.
22. That you shall follow applicable provisions of 'The Persons with Disabilities (Equal Opportunities, protection of Rights and full Participation) Act, 1995,'.

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

DA/One set of Building Plan

District Town Planner-Cum,  
Chairman, Building Plan Approval Committee,  
For licensed Colonies/Controlled Area, Gurugram

Endst. No. \_\_\_\_\_ Dated:- \_\_\_\_\_

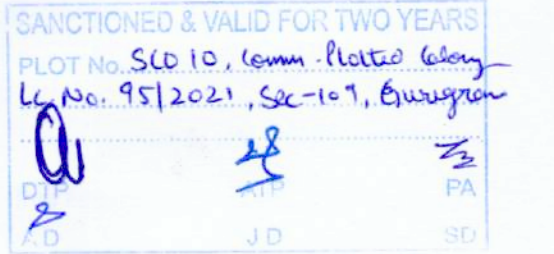
A copy is forwarded to the following for information and further necessary action:-

1. The Director, Town & Country Planning, Haryana, Chandigarh
2. The Commissioner, Municipal Corporation, Gurugram w.r.t order dated 21.04.2017 regarding condition for disposal of C&D waste.
3. Executive Engineer, HSVP, Division-V Gurugram in reference to Memo No.16672 dated 23.01.2024 conveying approval from public health point of view.
4. District Town Planner (E), Gurugram.
5. Regional Officers, Haryana Pollution Control Board, Vikas Sadan, Opposite new court Gurugram with the request that the compliance of the instructions issued by NGT shall be monitored and strict compliance to be ensured.
6. Deputy Director (Tech) Fire Department, Gurugram in reference to memo no. FS/DDT/2024/294 Dated 20.01.2024 for further necessary action as per point of Fire Act.
7. Secretary, Haryana Building and Other Construction Workers Welfare Board Panchkula with intimation of payment etc.

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District Town Planner-Cum-,  
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**PLOT AREA**

A -	12.510 X 12.400	= 155.124 sq.mt.
B -	7.972 X 12.400 X 1/2	= 49.426 sq.mt.
C -	2.022 X 2.600 X 1/2	= 2.628 sq.mt.
D -	20.482 X 2.600	= 53.253 sq.mt.
		<b>= 260.431 sq.mt.</b>

**a - BASEMENT** = 260.431 sq.mt.  
**1 - STAIRCASE WELL** = 2.40 X 3.60 = 8.640 sq.mt.  
**2 - LIFT** = 1.80 X 1.80 = 3.240 sq.mt.  
**y - SHAFT** = 4.354 sq.mt.  
**z - MUMTY** = 20.244 sq.mt.

**PROPOSED GROUND FLOOR AREA (A+B+C+D)**  
 = 260.431 sq.mt.

**PROPOSED FIRST FLOOR AREA**  
 = A+B+C+D (1+2) - SHAFT (y)  
 = 260.431 - (8.640 + 3.240) - 4.354  
 = 244.197 sq.mt.

**PROPOSED SECOND FLOOR AREA**  
 as on first floor = 244.197 sq.mt.

**PROPOSED THIRD FLOOR AREA**  
 as on first floor = 244.197 sq.mt.

**PROPOSED FOURTH FLOOR AREA**  
 as on first floor = 244.197 sq.mt.

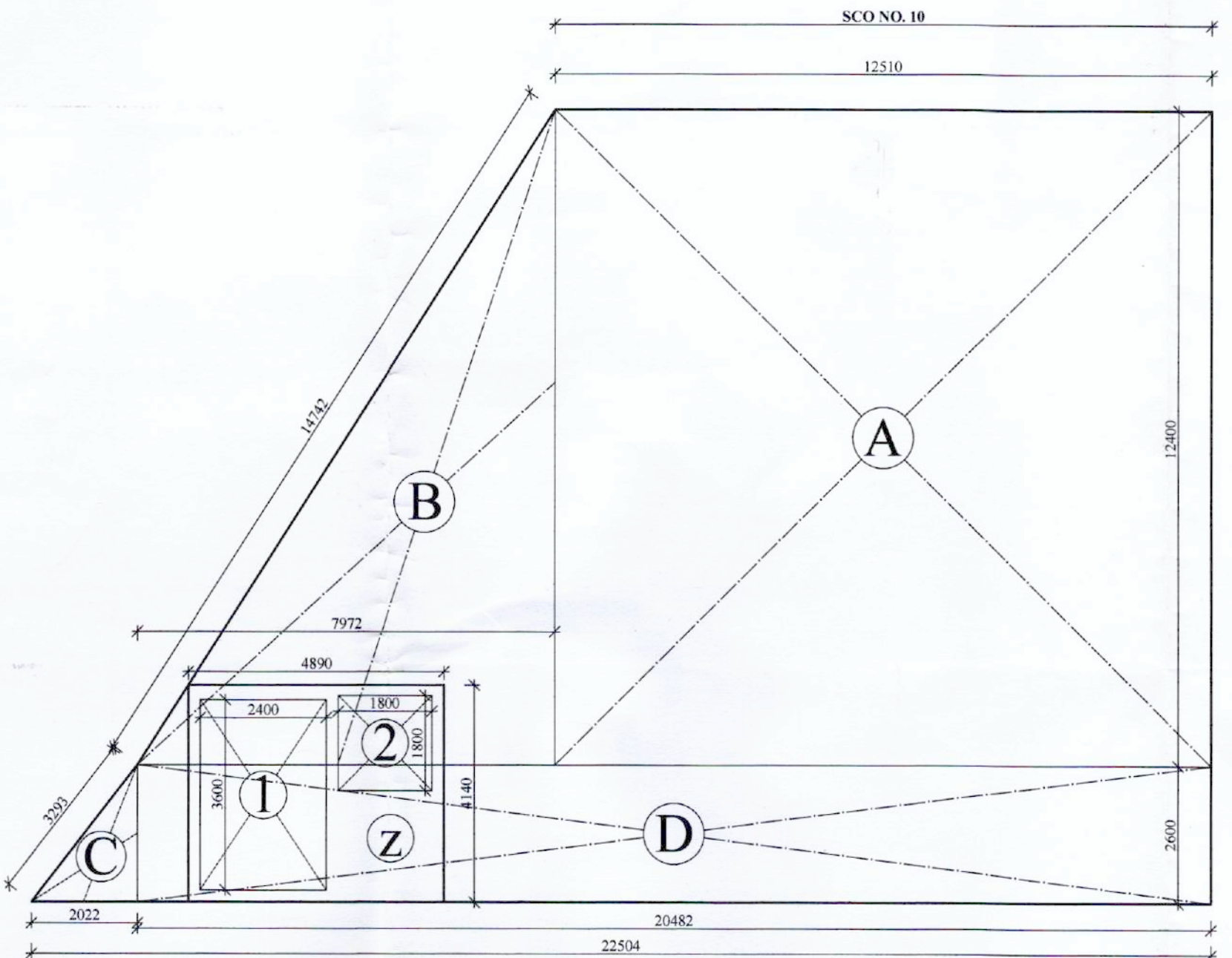
**TOTAL F.A.R.**  
 GROUND+ FIRST+ SECOND+ THIRD+ FOURTH  
 (260.431 + 244.197 + 244.197 + 244.197 + 244.197)  
 = 1237.219 sq.mt.

**TOTAL NON F.A.R.**  
 BASEMENT + (STAIRCASE WELL+LIFT+SHAFT) x 4 + MUMTY  
 = 8.640 + 3.240 + 4.354 x 4 + 20.244  
 = 280.431 + 16.234 x 4 + 20.244  
 = 280.431 + 64.936 + 20.244  
 = 345.611 sq.mt.

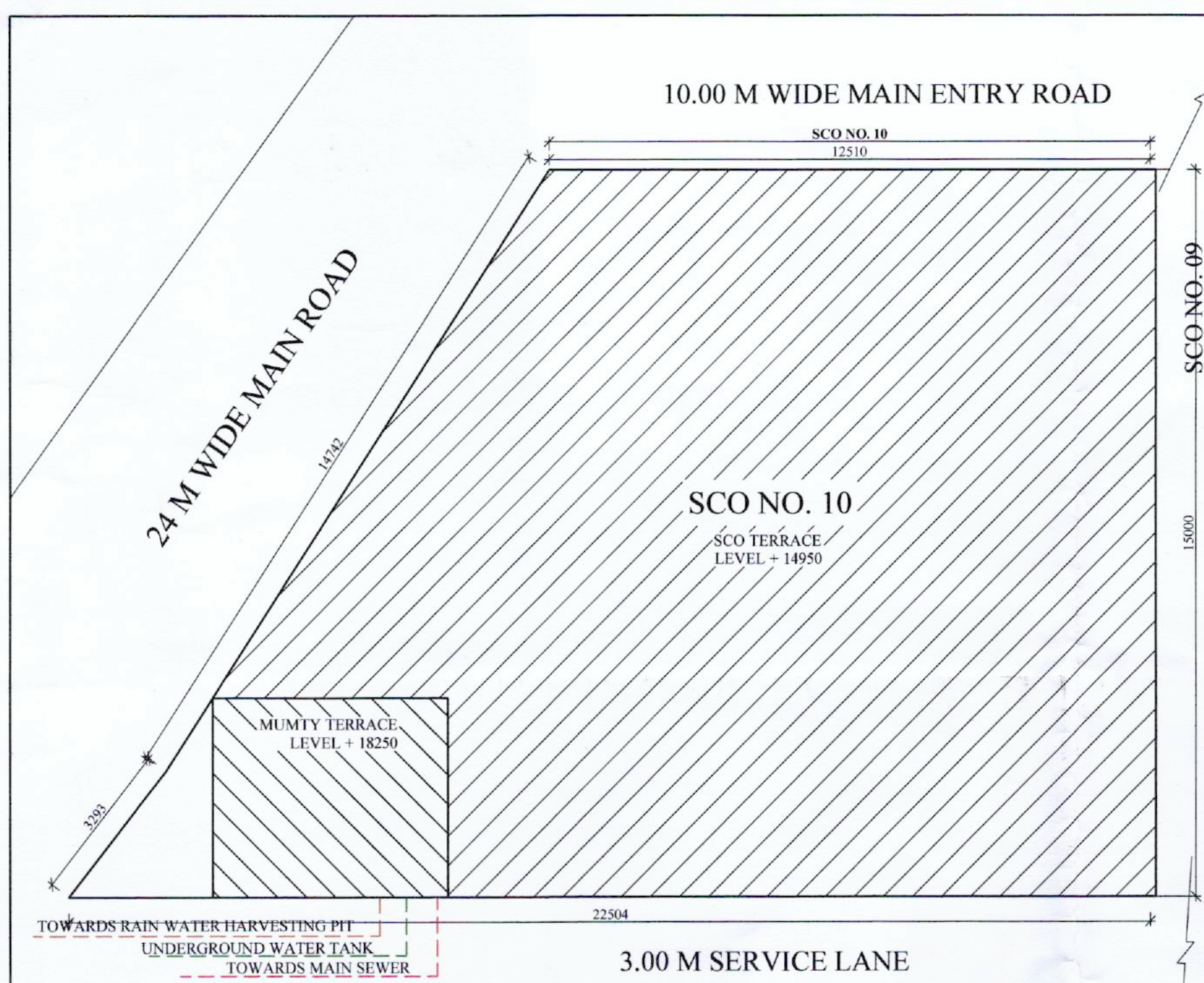
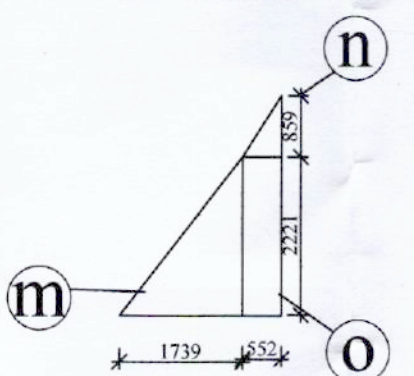
**TOTAL PLOT AREA** = 260.431 Sq.Mt.  
**PER. GR. COVERAGE** = 260.431 Sq.Mt.  
**PER. F.A.R. (as per sanction)** = 1237.219 Sq.Mt.  
**PER. HEIGHT** = 15.00 Mtr.

**PRO. GR. COVERAGE** = 260.431 Sq.Mt.  
**PRO. F.A.R.** = 1237.219 Sq.Mt.  
**PRO. HEIGHT** = 14.950 Mtr.  
**PRO. BUILT UP AREA**  
 = TOTAL F.A.R. + TOTAL NON F.A.R.  
 = 1237.219 + 345.611  
 = 1582.830 Sq.Mt.

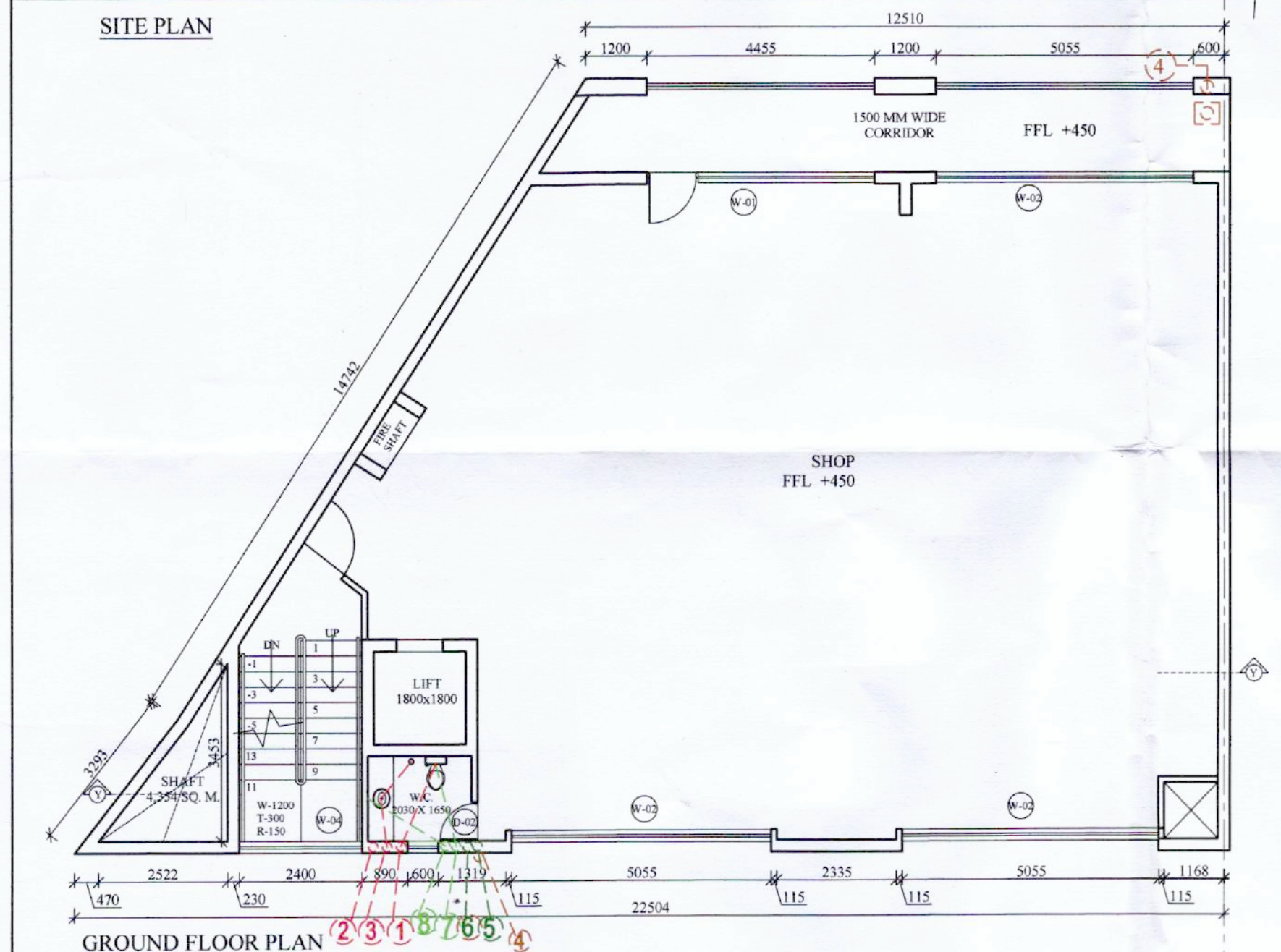
	X (MTRS)	Y (MTRS)	AREA (SQ. MTRS)
A	12.510	12.400	155.124
B	7.972	12.40 X 1/2	49.420
C	2.022	2.60 X 1/2	2.620
D	20.482	2.600	53.253
a			155.124
1	2.400	3.600	8.640
2	1.800	1.800	3.240
z	4.890	4.140	20.244
m	1.739	2.221 X 1/2	1.935
n	0.552	0.859 X 1/2	0.247
o	0.552	2.221	1.228
y			3.410



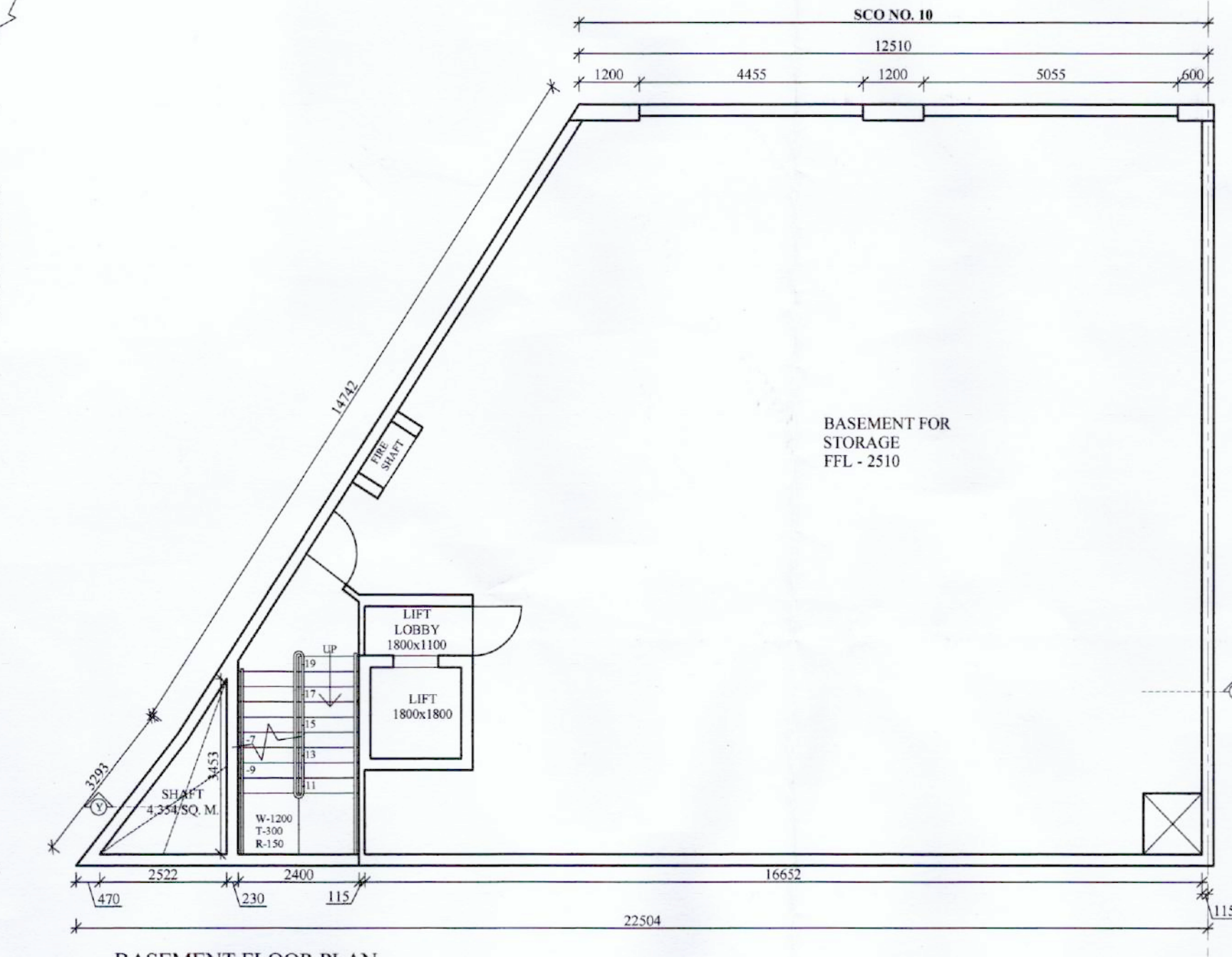
AREA CALCULATION PLAN



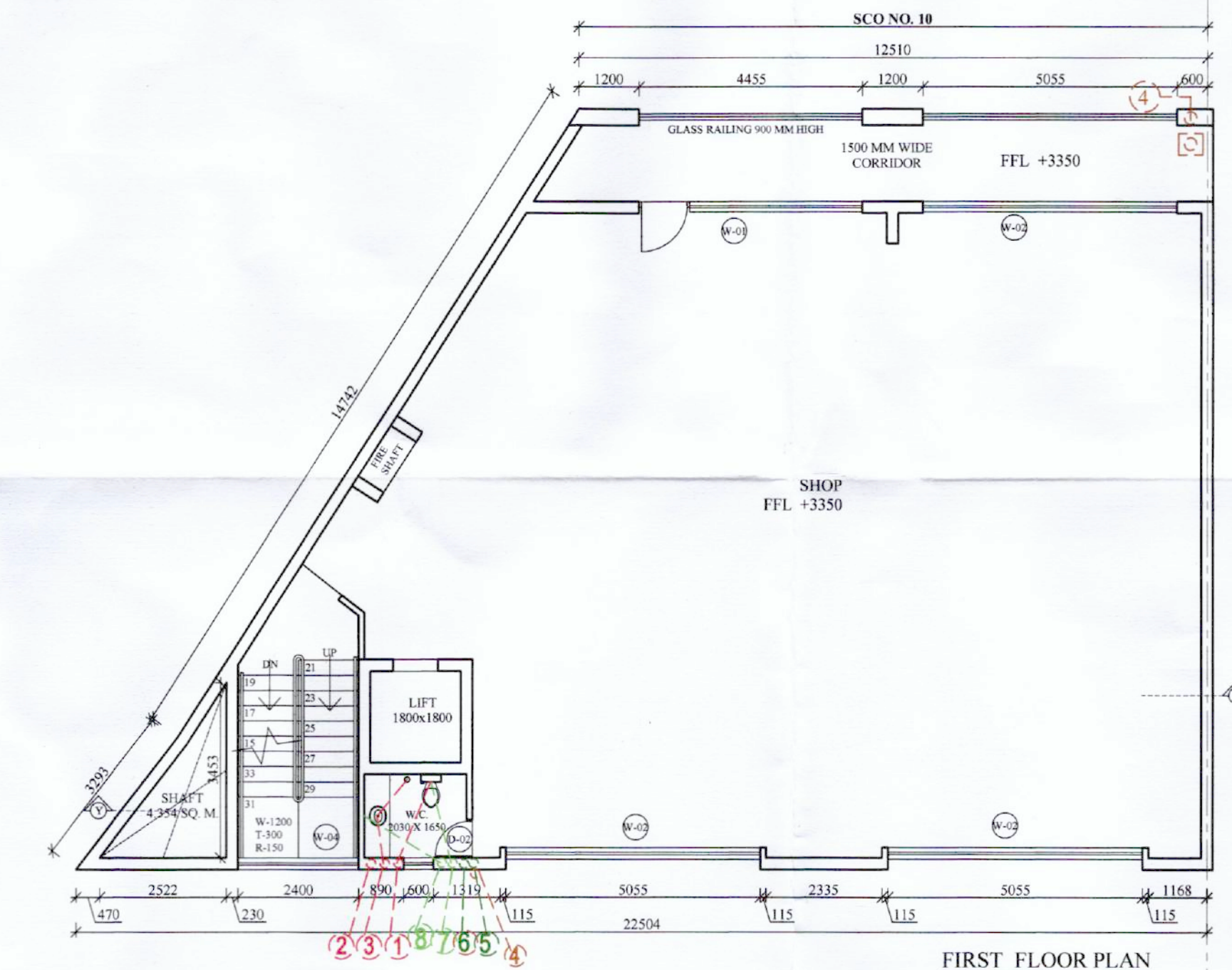
SITE PLAN



GROUND FLOOR PLAN



BASEMENT FLOOR PLAN



FIRST FLOOR PLAN



FRONT ELEVATION



REAR ELEVATION

**LEGEND:-**

- 1 - 200 DIA SOIL & VENT PIPE HCI
- 2 - 150 DIA WASTE VENT PIPE HCI
- 3 - 75 DIA ANTI SYPHONAGE PIPE
- 4 - RAIN WATER PIPE 150 / 100 DIA
- 5 - DOMESTIC WATER DN TAKE
- 6 - DOMESTIC WATER RISER
- 7 - FLUSHING WATER DN TAKE
- 8 - FLUSHING WATER RISER

- NOTES:-**
1. NOTE - THAT THE APPLICANT PROVIDE RAIN WATER HARVESTING SYSTEM AS PER DIRECTION OF THE COMPETENT AUTHORITY.
  2. NOTE - SOLAR ASSISTED WATER HEATING SYSTEM SHALL BEHAVE PROVIDED AS PER GOVT. NORMS.
  3. NOTE - THAT RESPONSIBILITY OF THE STRUCTURAL DESIGN AND STRUCTURAL STABILITY AGAINST THE EARTHQUAKE OF THE BUILDING BLOCK SHALL BE SOLELY OF THE ARCHITECT / OWNER.
  4. NOTE - ALL BUILDING BLOCKS ARE FULLY AIR CONDITION AND MECHANICALLY VENTILATED WITH 100 % POWER BACK UP.
  5. NOTE - GATE & B/WALLS AS / STD. DESIGN

**PROPOSED BUILDINGPLAN OF S.C.O. NO. - 10, AT COMMERCIAL PLOTTED COLONY OVER AN AREA MEASURING 3.6423 ACRES IN THE REVENUE ESTATE OF VILLAGE- CHAUMA IN SECTOR -109, GURUGRAM- MANESAR URBAN COMPLEX**

**OWNED BY** - M/s- GILLSON CHITS PVT. LTD.  
**DEVELOPED BY** - M/s ADDRESS INFRASTRUCTURES PVT. LTD.

For Address Infrastructures Pvt. Ltd.  
 [Signature]  
 Director

APPLICANT'S SIGNATURE

**SUBMISSION DRAWING**

scale-1:100

Kanwar Gaurav  
 ARCHITECT  
 CA/2016/76162

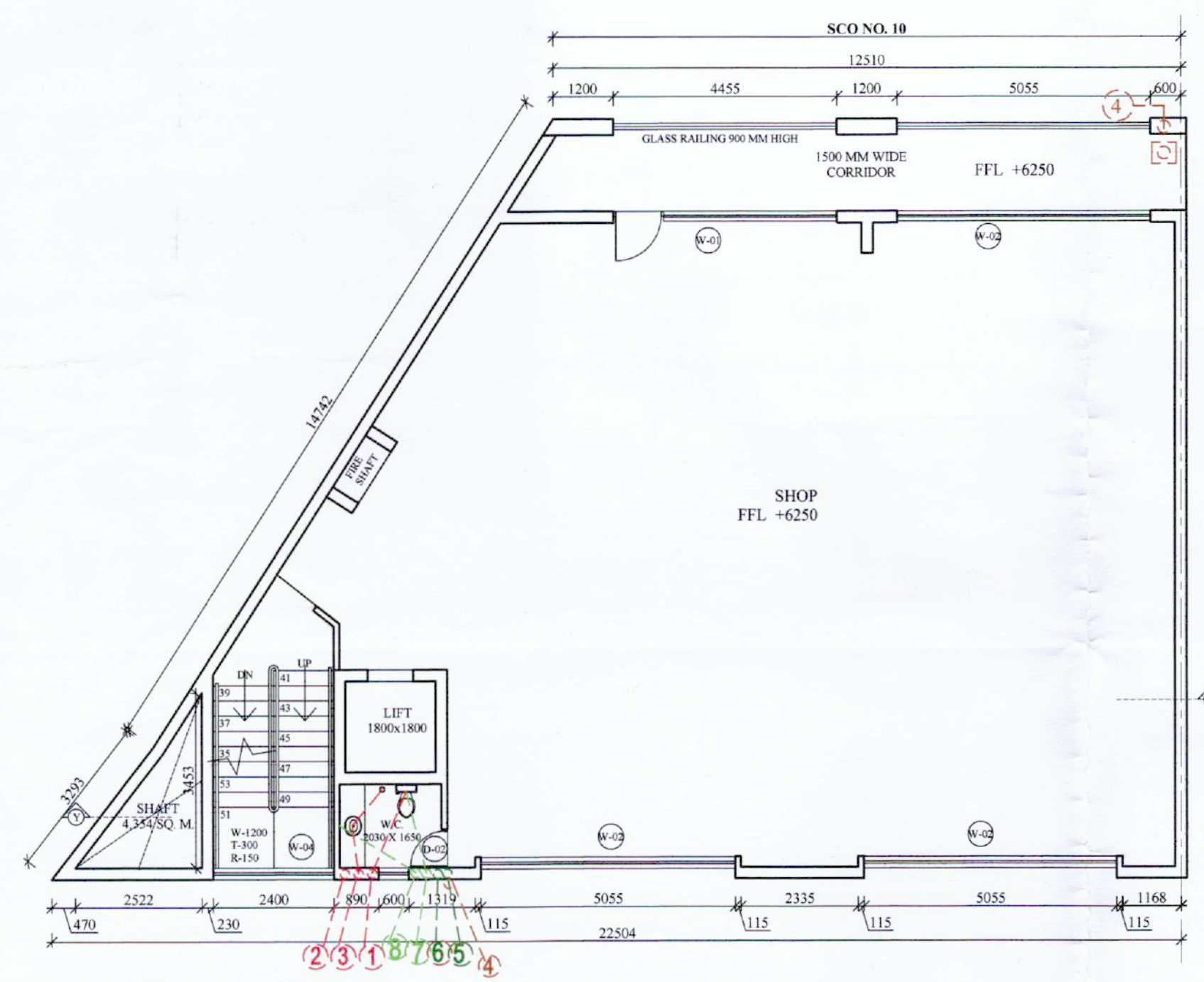
ARCHITECT'S SIGNATURE

**SWAIT ARCH**  
 'SWAIT KAMAL'  
 ARCHITECTS, ENGINEERS  
 & INTERIOR DESIGNERS  
 E-1081, SARASWATI VIHAR, DELHI  
 WWW.SWAITARCH.COM

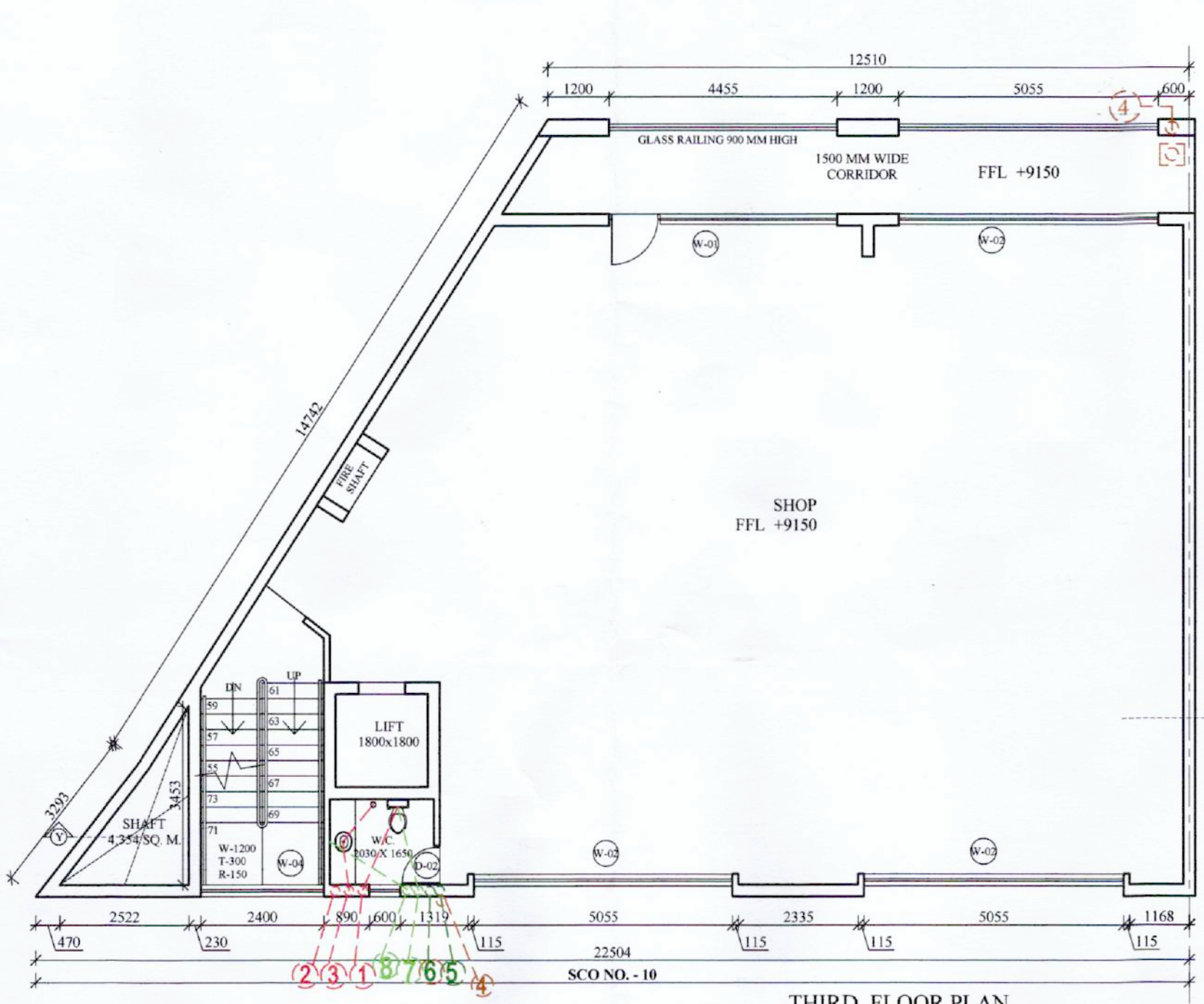
SHEET NO.  
 1



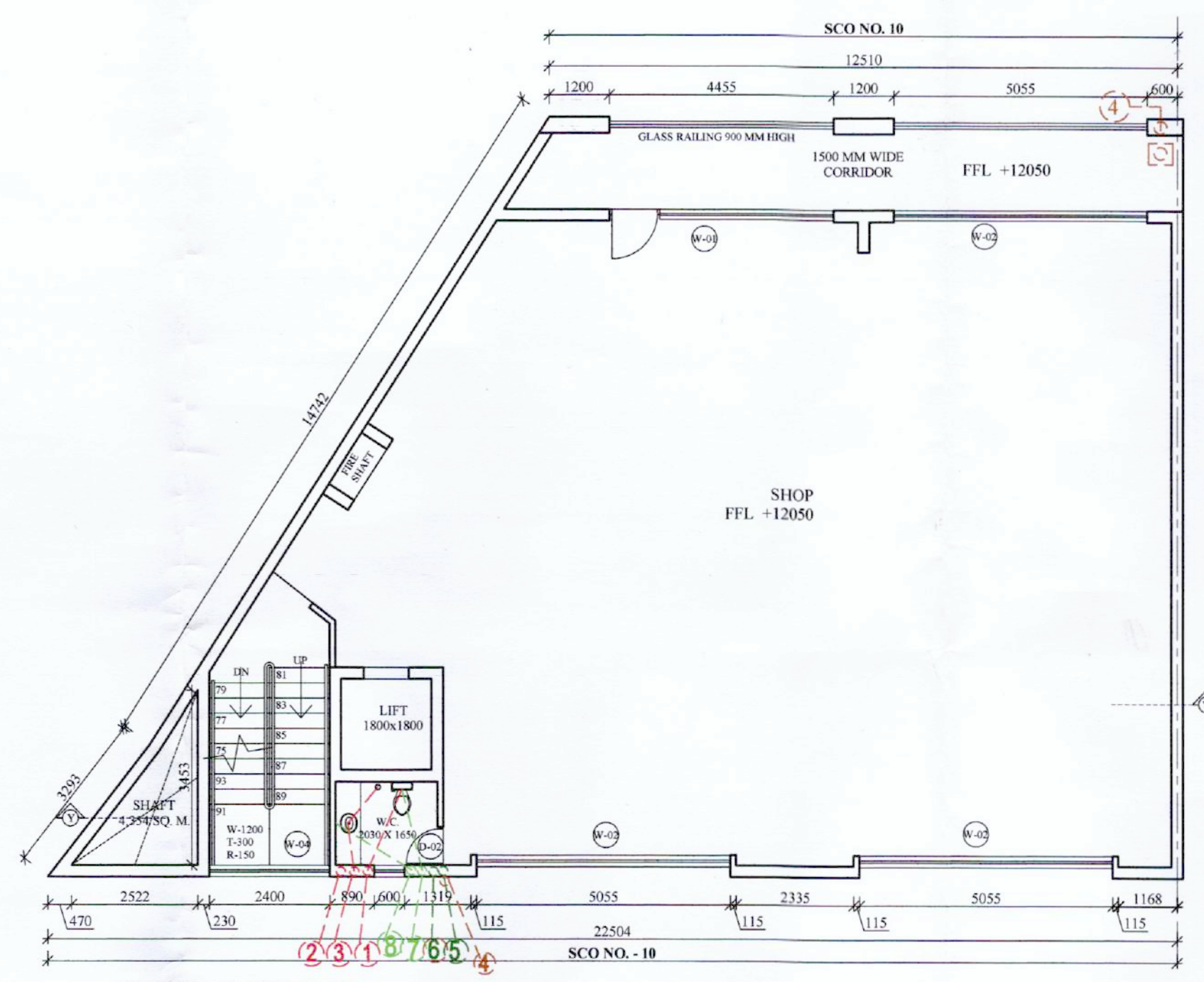
SCO NO. 10, COMM. - PLOTTED COLONY  
 LK. NO. 95/2021, SEC-109, GURUGRAM  
 J.D. S.G.



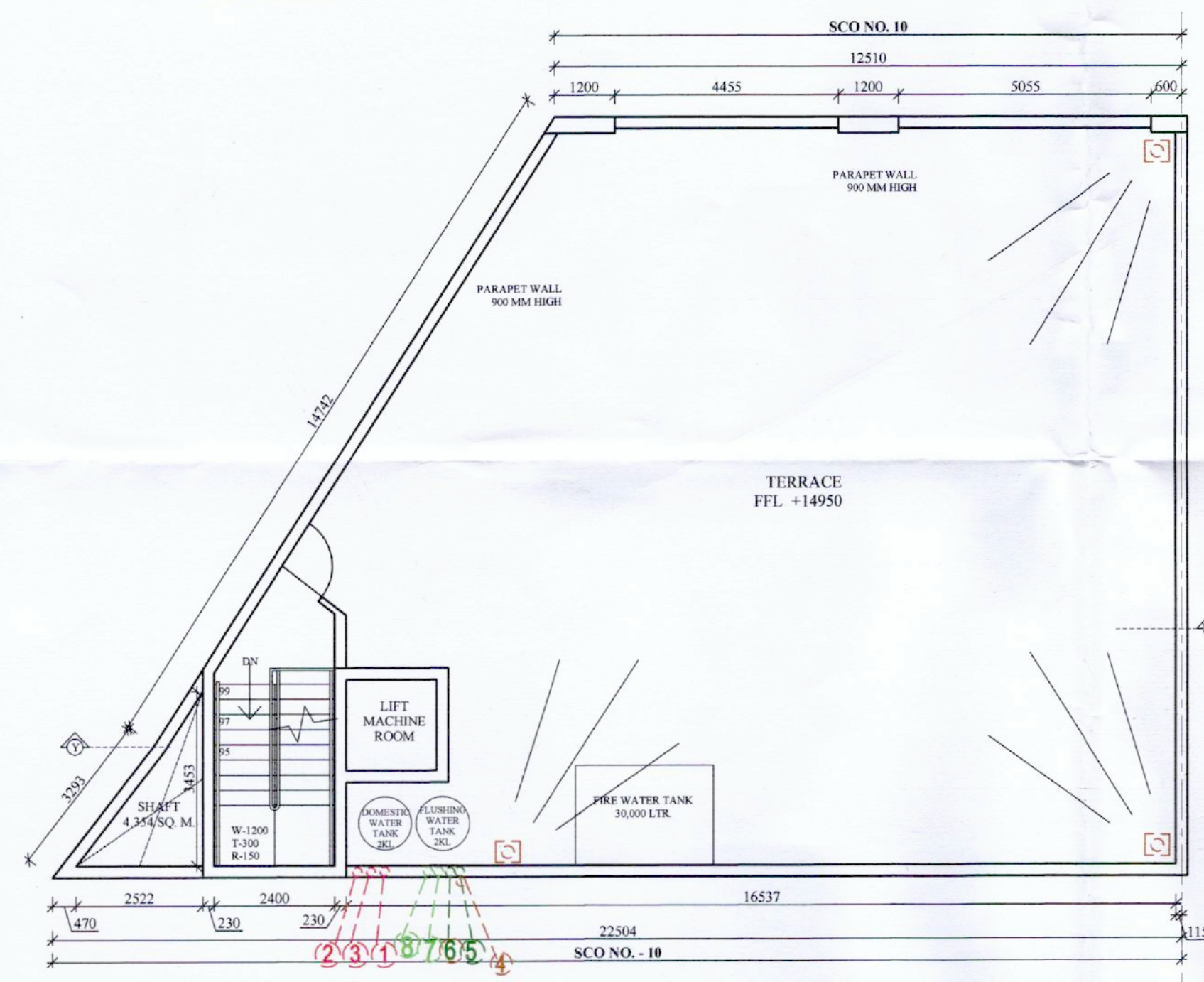
SECOND FLOOR PLAN



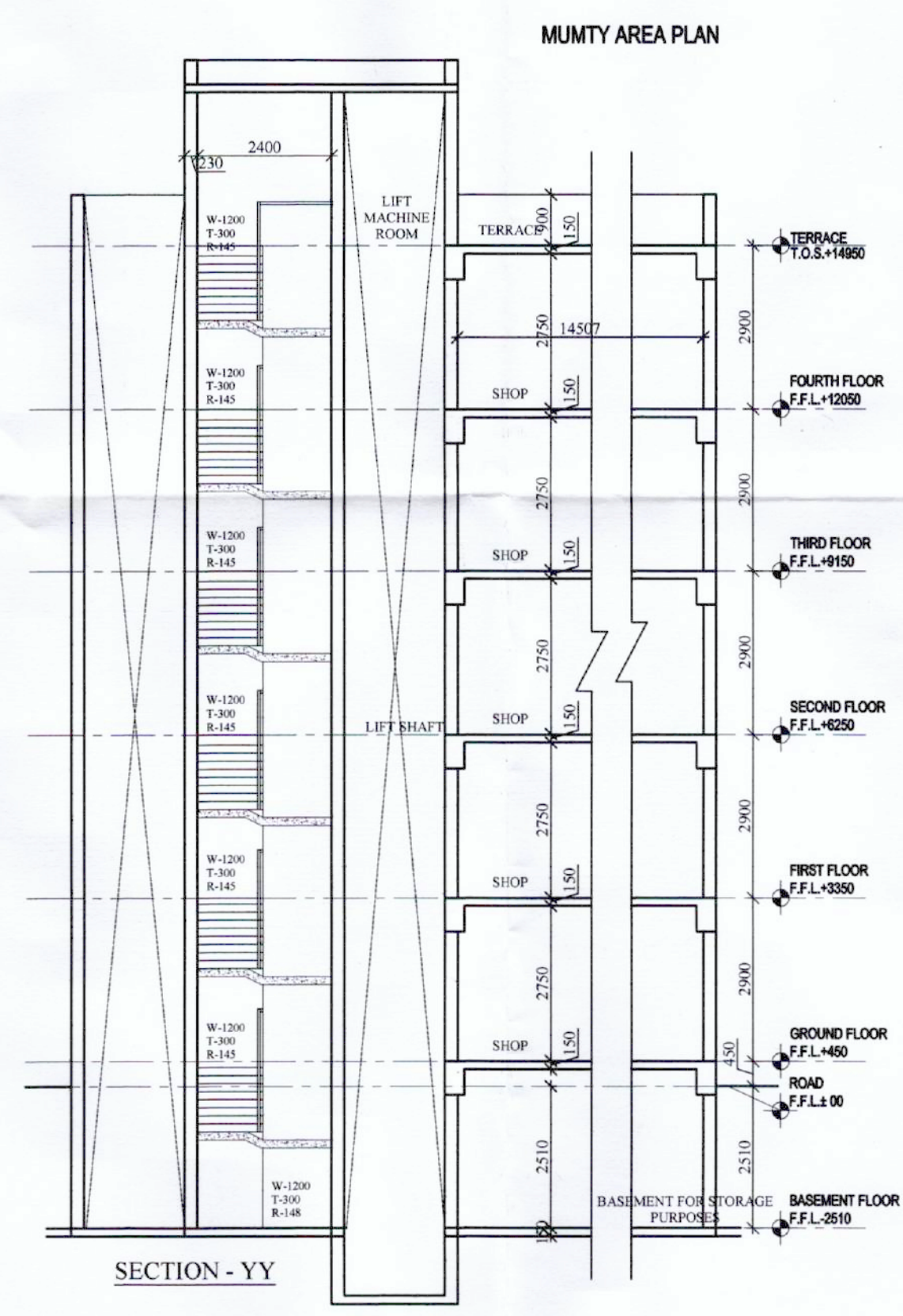
THIRD FLOOR PLAN



FOURTH FLOOR PLAN



TERRACE PLAN



SECTION - YY

LEGEND:-	NOTES:-
1 - 200 DIA SOIL & VENT PIPE HCI	1. NOTE - THAT THE APPLICANT PROVIDE RAIN WATER HARVESTING SYSTEM AS PER DIRECTION OF THE COMPETENT AUTHORITY.
2 - 150 DIA WASTE VENT PIPE HCI	2. NOTE - SOLAR ASSISTED WATER HEATING SYSTEM SHALL BEHAVE PROVIDED AS PER GOVT. NORMS.
3 - 75 DIA ANTI SYPHONAGE PIPE	3. NOTE - THAT RESPONSIBILITY OF THE STRUCTURAL DESIGN AND STRUCTURAL STABILITY AGAINST THE EARTHQUAKE OF THE BUILDING BLOCK SHALL BE SOLELY OF THE ARCHITECT / OWNER.
4 - RAIN WATER PIPE 150 / 100 DIA	4. NOTE - ALL BUILDING BLOCKS ARE FULLY AIR CONDITION AND MECHANICALLY VENTILATED WITH 100 % POWER BACK UP.
5 - DOMESTIC WATER DN TAKE	5. NOTE - GATE & B/WALLS AS / STD. DESIGN
6 - DOMESTIC WATER RISER	
7 - FLUSHING WATER DN TAKE	
8 - FLUSHING WATER RISER	

PROPOSED BUILDINGPLAN OF S.C.O. NO.- 10, AT COMMERCIAL PLOTTED COLONY OVER AN AREA MEAURING 3.6423 ACRES IN THE REVENUE ESTATE OF VILLAGE- CHAUMA IN SECTOR -109 , GURUGRAM- MANESAR URBAN COMPLEX

OWNED BY - M/s- GILLSON CHITS PVT. LTD.  
 DEVELOPED BY - M/s ADDRESS INFRASTRUCTURES PVT. LTD.

<b>SUBMISSION DRAWING</b>	
APPLICANT'S SIGNATURE 	Director's
ARCHITECT'S SIGNATURE 	
<p><b>'SWAIT KAMAL'</b>          ARCHITECTS, ENGINEERS          &amp; INTERIOR DESIGNERS          E-10B1, SARASWATI VIHAR, DELHI          WWW.SWAITARCH.COM</p>	
scale-1:100 SHEET NO. 2	