

Office of District Town Planner Jhajjar
DEPARTMENT OF TOWN & COUNTRY PLANNING, HARYANA
FIRST FLOOR, MINI SECRETARIAT, JHAJJAR)
E-mail: dtp1.jhajjar.tcp@gmail.com

Memo No. JR/DTP-P/ 3842

Date : 3/8/18

To

Sh. Naveen Kumar, Architect,
R/o DFI, K-47, Kailash Colony,
New Delhi - 110048.

Sub.: **Confirmation for the sanction of Proposed Building plan of plot no. A-069, A-137, A-204, Genx Realtech Pvt. Ltd. & Others (DDJAY area 11.60 acre, License no. 82 of 2017), Sector-36, Village Nuna Majra, Tehsil - Bahadurgarh under the Self Certification Policy.**

Ref.: Your application dated 30/07/2018.

The building plan received vide letter under reference has been examined regarding following parameters only and found that:

1. The front and rear set backs are in order.
2. The ground coverage and FAR achieved is in order.
3. The height is in order.
4. The Gate position is in order.

You are therefore, requested to take further steps regarding approval of building plan as per provision of Haryana Building Code, 2017 after re-examining the plans. After approval, one set of the building plan may be provided to your client, one set to the colonizer and one set to this office alongwith the Plans in an uneditable CD within 15 days of the issuance of this letter for record and site inspection. Variance, if any, in size of the plot at site may be intimated.

In the approval letter it be mentioned that the building plans are in order as per Haryana Building Code 2017. Further, in the approval, a condition be imposed that "the owner will comply with the directions contained in the order of Hon'ble National Green Tribunal dated 10.04.2015 in OA No. 21 of 2014-Vardhaman Kaushik V/s UOI & Others as well as MOEF Guidelines, 2010 in relation to precautions required to be taken while carrying on construction."

In case of your withdrawal of professional services in respect of subject cited plot, the intimation regarding the same must be conveyed immediately along with reasons thereof, to this office. You shall be liable to follow the measures prescribed in the Self Certificate Policy in the letter and spirit, failing which action as per Act/Rules/Policy shall be initiated.


District Town Planner,
Jhajjar

Endst. No.: JR/DTP-P/

Dated:

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

1. Director General, Town & Country Planning, Haryana, Chandigarh with a copy of E-payment transaction no. TOWNPLAN3000005259 dated 25.07.2018 and TOWNPLAN3000005222 dated 25.07.2018 as Administrative Charges of Rs. 3492/-.
2. Secretary Haryana Building and Other-Construction Workers Welfare Board, 29-30 Bays Building, Sector-4 Panchkula with a copy of E-payment transaction no. TOWNPLAN3000005259 dated 25.07.2018 and TOWNPLAN3000005222 dated 25.07.2018 as labour Cess of Rs. 345691.50/-.

District Town Planner,
Jhajjar

FAR, Ground Coverage, Set-Backs,
Height & Gate Position Found in Order.

SUBMISSION DWG

NOTES :-

1. TOILETS HAVE BEEN MECHANICALLY VENTILATED
2. BOUNDARY WALL AS/STANDARD DRAWING
3. THE SHAFT IS COMMON FOR ADJOINING PLOTS ALSO, WHICH ARE ALSO CONSTRUCTED BY COMPANY AND THE SIZE OF LOCATION OF SHAFT SHALL NOT BE CONVERTED BY APPLICANT AT THE TIME OF REVISION

TOTAL PLOT AREA		6.135	15.00	92.025	SQM
PER F.A.R. (TOTAL PLOT AREA@200%)				184.05	SQM
PER COVD AREA ON GR. FL. (60.7365@66%)				60.7365	SQM
PROP. COVD AREA ON GR. FL.					
PLOT AREA	AA	6.135	15.00	92.025	SQM
LESS	A	3.485	3.88	13.522	
	B	2.55	4.44	11.766	
	C	6.135	1.8	11.043	
TOTAL	BB			38.331	SQM
TOTAL GR FL AREA (AA-BB)				55.694	SQM

FIRST FLOOR COVD. AREA

SAME AS GROUND – LESS (E)				
GR FL AREA	(CC)			55.694 SQM
LESS	E	0.56	3.485	1.9516
TOTAL	(DD)			1.9516
TOTAL 1ST FL AREA (CC-DD)				53.743 SQM
TOTAL COVD. AREA OF GR. FL. + FFL				109.4388 SQM
MUMTY AREA		2.25	2.65	6.4125 SQM
TOTAL COVD AREA WITH MUMTY				115.8493 SQM

CLIENT

GNEX REALTECH PVT. LTD.

PROJECT

ASHA CITY SECTOR-36,
BAHADURGARH, HARYANA

LICENSE NO. 82 OF 2017

L.H.S DRIVEWAY (CORNER PLOT)

PLOT NO. ACC. TO MASTER PLAN :-

(BLOCK-A)

PLOT NO:- A69, A 137, A204

SHEET TITLE

VILLA FLOOR PLANS

DRG. NO. DF1/B/AS/N/100

SCALE -

1:50

DATE -

03.05.2018

REV. NO

R0

NORTH

ARCHITECTS

dfi

DESIGN FORUM INTERNATIONAL

K-47, KAILASH COLONY, NEW DELHI-110048

PH. NO:- 011-46556600, FAX:- 011-46556601

OWNER'S SIGNATURE

For Gnex Realtech Private Limited

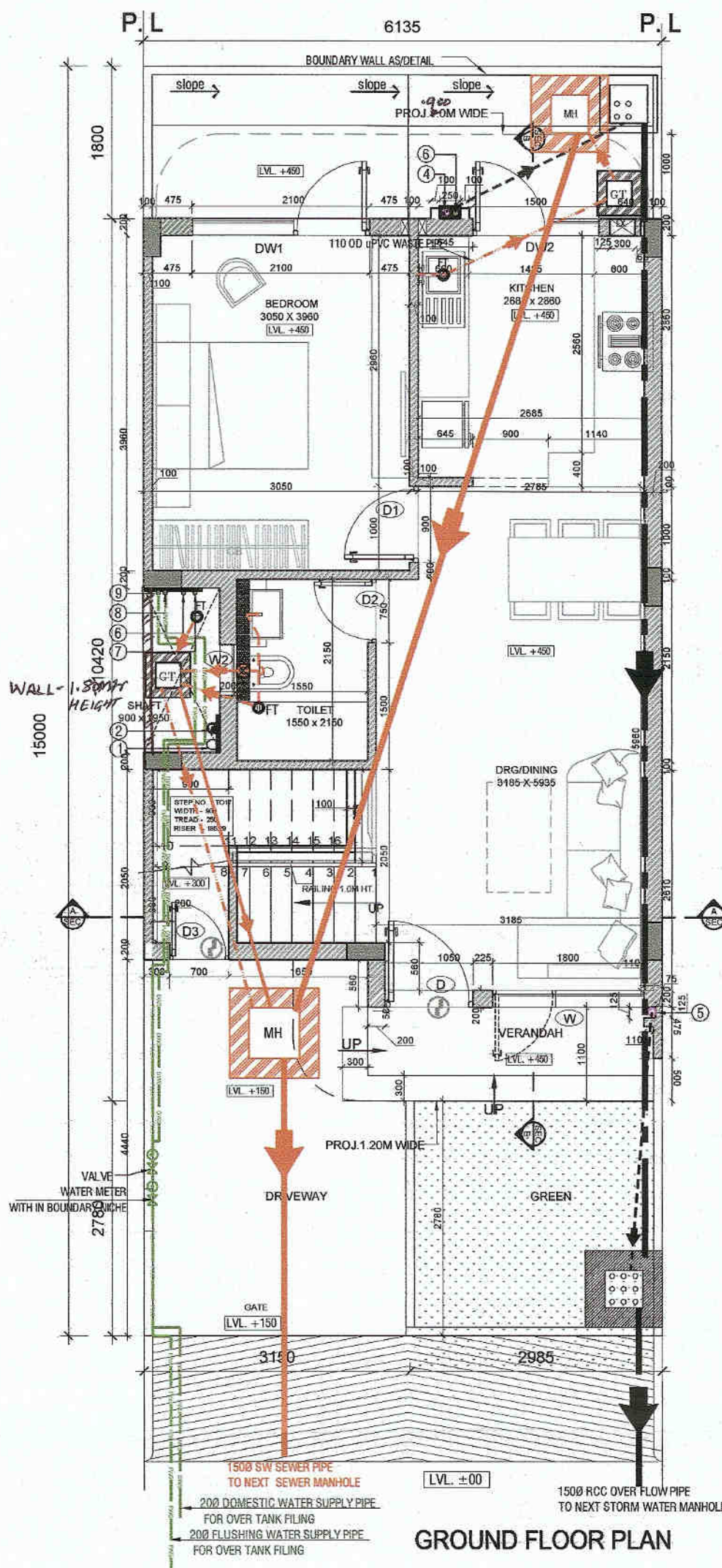
Authorised Signatory

ARCHITECT'S SIGNATURE

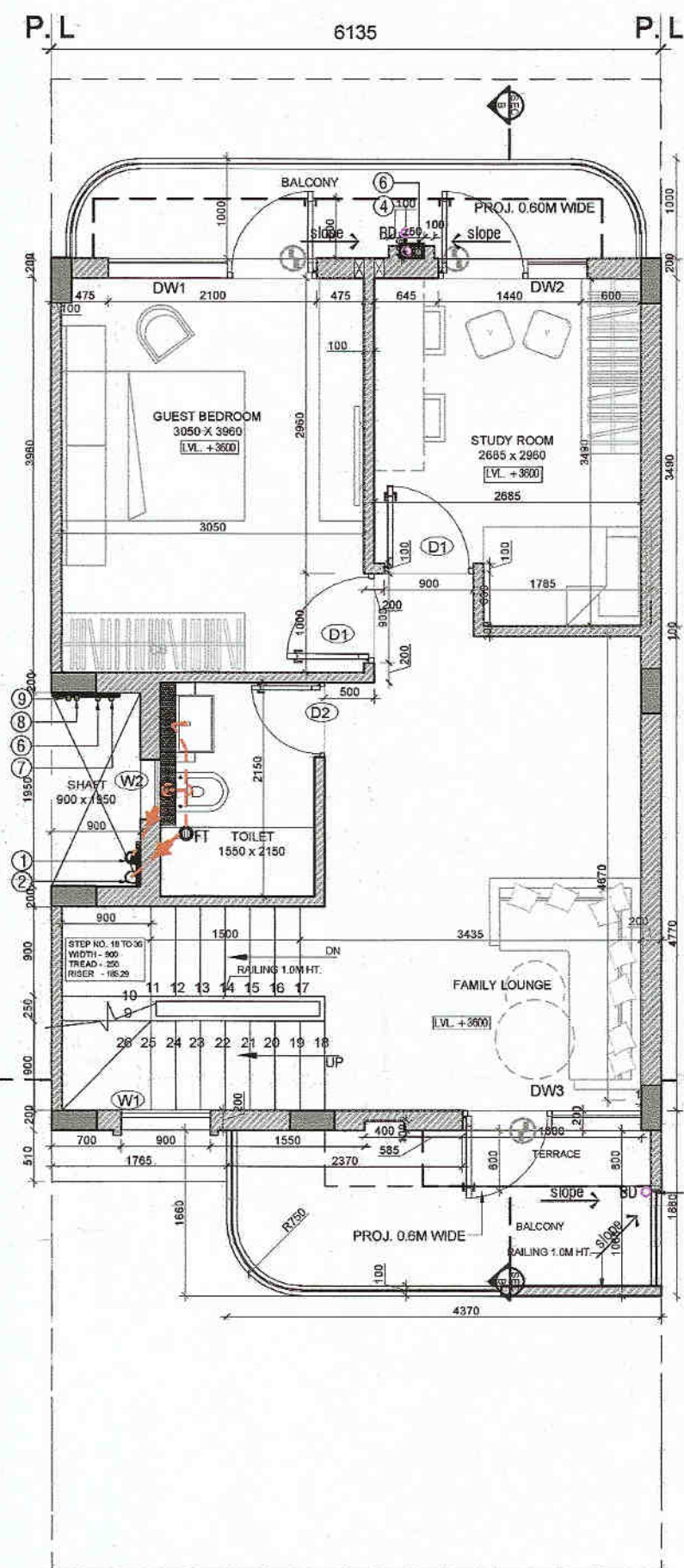
RAJIN KUMAR

B. Arch

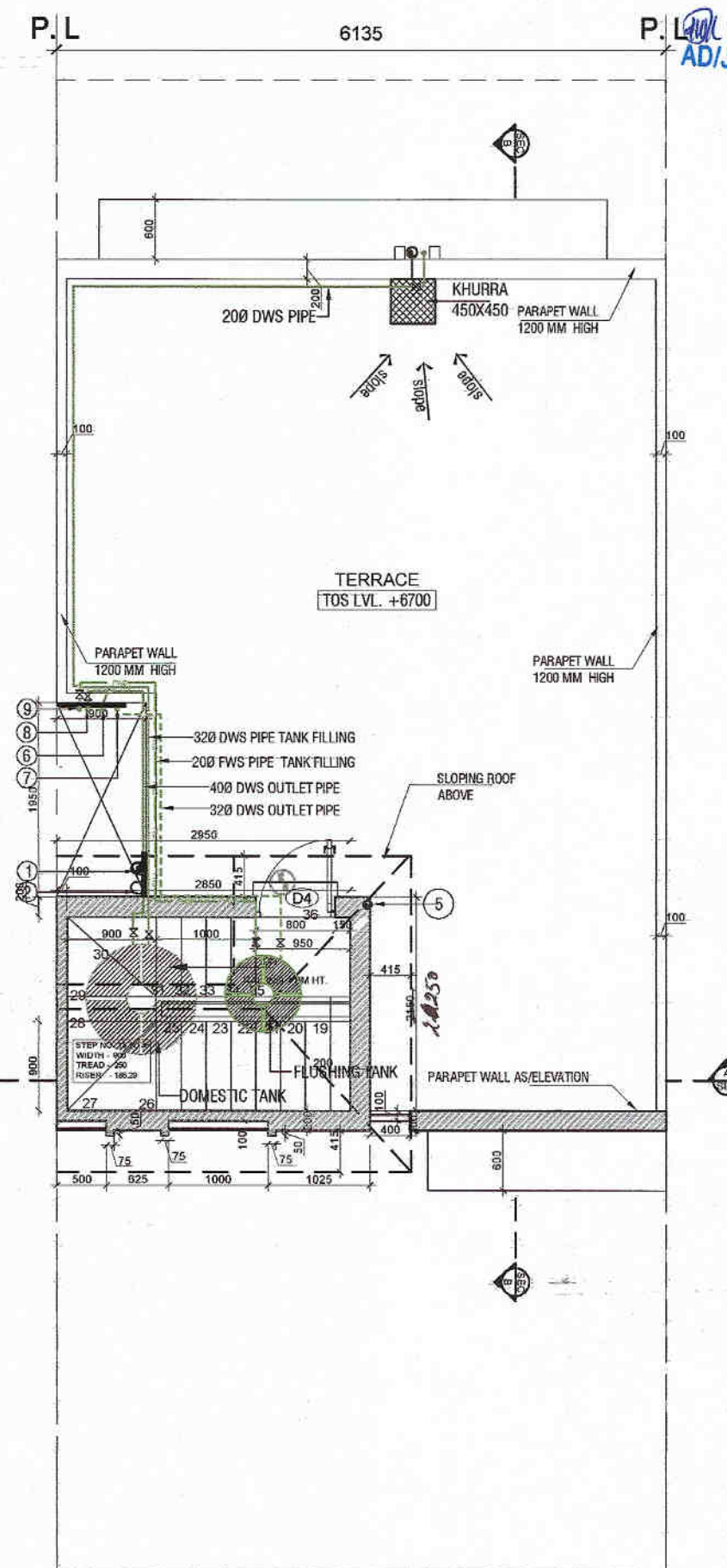
CA/2003/31873, ATIA/A-1454



GROUND FLOOR PLAN



FIRST FLOOR PLAN



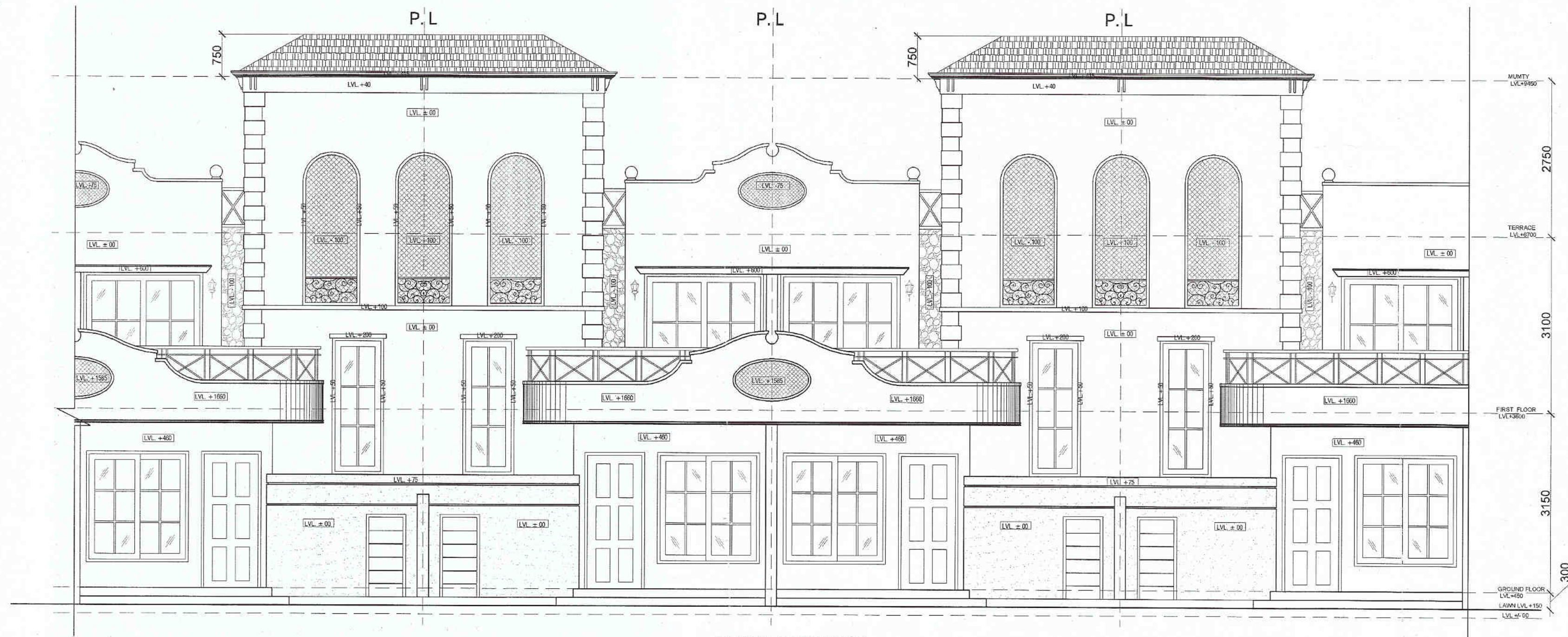
TERRACE PLAN

SCHEDULE OF DOOR AND WINDOW

Sl.NO.	TAG	SIZE	CILL HT.
1	D	1.05M X 2.4M	-
2	D1	.90M X 2.1M	-
3	D2	0.75M X 2.1M	-
4	D3	0.70M X 1.45M	-
5	D4	0.80M X 2.1M	-
1	DW1	2.10M X 2.40M	-
2	DW2	1.50M X 2.40M	-
3	DW3	1.8M X 2.40M	-
1	W	1.8M X 1.95M	.45M
2	W1	.90M X 2.25M	1.0M
3	W2	.60M X 1.85M	.45M
4	W2A	.60M X 0.9M	1.2M

AREA SCHEDULE OF PLOT (6.135 X 15.00 M = 92.025 SQM)

NO.	NAME	PERMISSIBLE	PROVIDED
1	F.A.R	184.05 SQM (200%)	109.4368 SQM (118.92%)
2	GR. COV.	60.7365 SQM (66%)	55.694 SQM (60.52%)
3	HEIGHT	15 MT.	6.7 MT.



FRONT ELEVATION



REAR ELEVATION

SUBMISSION DWG

NOTES :-

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FAR, Ground Coverage, Set-Backs,
Height & Gate Position Found in Order.

AD/JD

PA/ATP

DTP

CLIENT

GNEX REALTECH PVT. LTD.

PROJECT

ASHA CITY SECTOR-36,
BAHADURGARH, HARYANA

LICENSE NO. 82 OF 2017
L.H.S DRIVEWAY (CORNER PLOT)
PLOT NO. ACC. TO MASTER PLAN :-
(BLOCK-A)
PLOT NO:- A69, A 137,A204

SHEET TITLE

FRONT & REAR ELEVATIONS

DRG. NO. DFI/B/A/S/V/101

SCALE -	DATE -	REV. NO	NORTH
1:50	03.05.2018	R0	N

ARCHITECTS

dfi

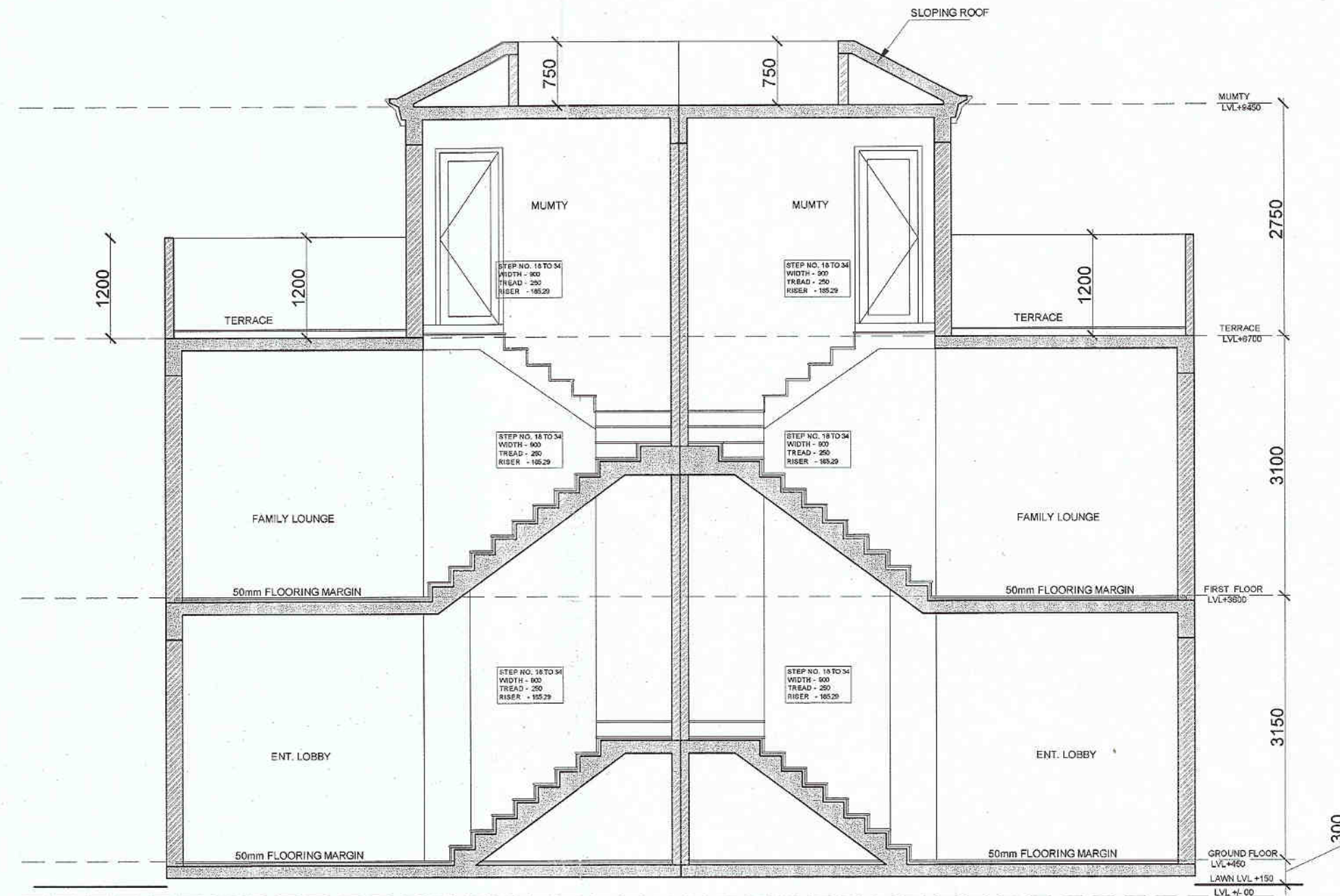
DESIGN FORUM INTERNATIONAL
K-47, KAILASH COLONY, NEW DELHI-110048
PH. NO:- 011-46559600, FAX:- 011-46559601

OWNER'S SIGNATURE

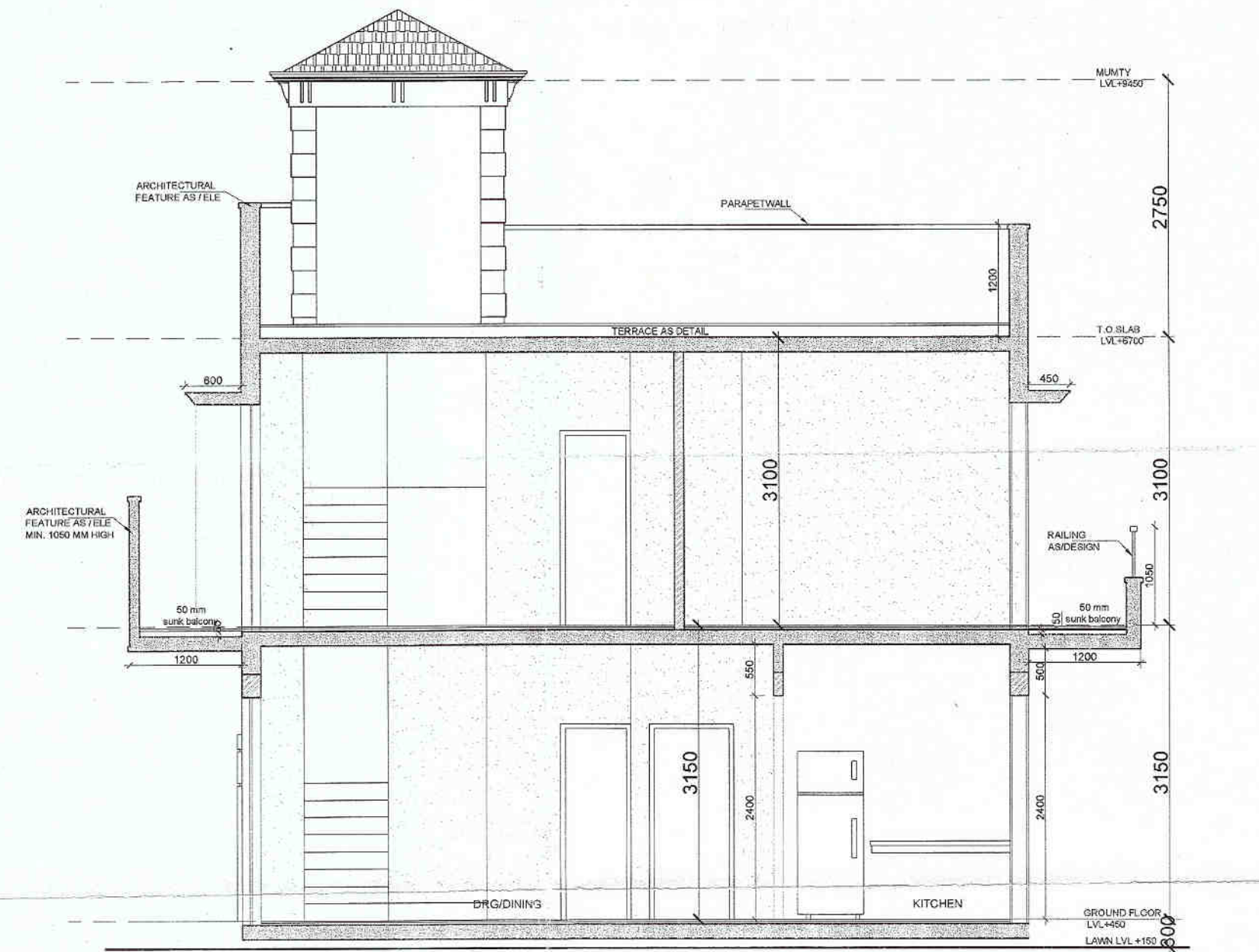
For Gnex Realtech Private Limited
Authorised Signatory

ARCHITECT'S SIGNATURE

RANJAN KUMAR
2003/31873, AITA/A-14548



SECTION AA



SECTION BB

SUBMISSION DWG

NOTES :-

1. TOILETS HAVE BEEN MECHANICALLY VENTILATED
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CLIENT

GNEX REALTECH PVT. LTD.

PROJECT

ASHA CITY SECTOR-36, BAHADURGARH, HARYANA

LICENSE NO. 82 OF 2017
L.H.S DRIVEWAY (CORNER PLOT)
PLOT NO. ACC. TO MASTER PLAN :-
(BLOCK-A)
PLOT NO:- A69, A 137, A204

SHEET TITLE

SECTIONS

DRG. NO. DFI/A/S/V/103

SCALE -	DATE -	REV. NO	NORTH
1:50	03.05.2018	R0	▲

ARCHITECTS

dfi
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PH. NO:- 011-46556600, FAX:- 011-46556601

OWNER'S SIGNATURE

For Gnex Realtech Private Limited

Authorised Signatory

ARCHITECT'S SIGNATURE

NAVIN KUMAR
B. Arch
C.A./2003/31873, AITA/A-14543