

**BR-III**  
(See Rule 4.2)

From

Senior Town Planner  
Chairman, Building Plans Approval Committee for  
Licensed Colonies/ Controlled Area, Gurugram.

To

M/s Vatika Ltd.  
4<sup>th</sup> Floor, Vatika Triangle,  
Sushant Lok-I, Block-A,  
M.G Road, Gurugram.

Memo No.

2634

Dated

27-5-19

Subject: -

Approval of Building Plan of Commercial site on land measuring 1.60 acres Block-F in Sector-82, falling in residential plotted colony (Vatika India Next) on land measuring 477.206 acres forming part of Sectors-81 to 85, Gurugram (Licence no. 113 of 2008, 71 of 2010 and 62 of 2011, 76 of 2011 & 66 of 2014), Gurugram Manesar Urban Complex being developed by Vatika Ltd. and Others.

Reference:

Your building plan application dated 27.11.2018.

Your application for approval of building plan under subject has been considered by the committee constituted by the DTCP, Haryana for approval of building plan. The meeting held on 10.05.2019 and permission is hereby granted for construction of commercial colony subject to the provisions of the HBC-2017 and the zoning plan framed there under alongwith special reference to the following conditions:-

1. That the plans are valid for 5 years.
2. That structural design of the building shall be carried out in accordance with the provisions of Haryana Building Code-2017.
3. You will get the setbacks of your building (s) checked at plinth level and obtain a DPC certificate before proceeding with superstructure.
4. The responsibility of the structural design and the structural stability of the building block as per the provisions of Haryana Building Code-2017 and relevant Code for all seismic loads, all dead and live loads, wind pressure and structural safety from each earthquake of the intensity expected. As per provision of Rule 39(d) a set of structural drawings (for record) shall also be submitted alongwith above certificate.
5. The required open parking around building shall be metalled and properly organized.
6. The building shall be designed for appropriate seismic loads, all dead and live load, wind pressure etc. as per relevant I.S. Code and NBC standards. In all cases, normal strengthening to assist distress during earthquake shall be provided.
7. All material to be used for erection of building shall conform to I.S.I and NBC standards.
8. No walls/ceiling shall be constructed of easily inflammable material and stair cases shall be built up of the fire resisting material as per standard specification.
9. No addition/alteration in the building shall be made without the prior approval of competent authority. Further, only figured dimensions shall be followed and in case of any variation in the plans, prior approval of this office shall be a pre-requisite.
10. You shall installation of Solar Photovoltaic Power Plant as per order of Haryana Government Renewable Energy Department Dated 21.03.2016.

**11. FIRE SAFETY:-**

The applicant firm shall also prepare and submit the plans in triplicate to Commissioner, Municipal Corporation, Gurugram clearly marked and indicating the complete fire protection

1

Approval of Building Plan of Commercial Colony "Town Square-II" on land measuring 1.60 acres in Sector-82, in residential plotted colony (Vatika India Next) on land measuring 477.206 acres forming part of Sectors-81, 82, 82A, 83, 84 & 85, Gurugram (Licence no. 113 of 2008, 71 of 2010 and 62 of 2011).

For Vatika Limited

Authorised Signatory



arrangements and means of escape/ access for the proposed building with suitable legend and standard signs.

On receipt of the above request the Commissioner, Municipal Corporation, Gurugram after satisfying himself that the entire fire protection measures proposed for the above buildings are as per NBC and other Fire Safety Bye Laws, would issue a NOC from Fire Safety and means of escape/access point of view. The clearance/NOC from Fire Authority shall be submitted in this office alongwith a set of plans duly signed by the, Commissioner, Municipal Corporation, Gurugram within a period of 90 days from the date of issuance of sanction of building plans. Further, it is also made clear that no permission for occupancy of the building shall be issued by Commissioner, Municipal Corporation, Gurugram unless he is satisfied that adequate fire fighting measures have been installed by you and suitable external fire fighting infrastructure has been created at Gurugram, Commissioner, Municipal Corporation, Gurugram. A clearance to this effect shall be obtained from Commissioner, Municipal Corporation, Gurugram the before grant of occupation certificate.

12. No person shall occupy or allow any other person to occupy the new building or part of the same 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 form has been duly issued in your favour.
13. 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.
14. Before grant of occupation certificate, you shall have to submit a notice of a completion of the building in form BR-IVB regarding completion of works described in the plans and it shall be accompanied by:-
  - a) Structural stability certificate duly signed by the Architect/recognized structural Engineer/Proof Consultant.
  - b) A clearance from Fire Safety point of view from Fire Officer, Gurugram.
15. As per report of SE-I, HSVP, Gurugram bearing memo no. 77290 dated 26.04.2019, following conditions have been imposed:-
  - a) (i) The ground water shall not be used for the purpose of construction of building in terms of orders of the Hon'ble High Court dated 16.07.2012 in CWP's No. 20032 of 2008, 13594 of 2009 and 807 of 2012. In this connection you have submitted NOC issued by Administrator, HSVP, Gurugram vide memo No. 14559 dated 13.09.2012.
  - ii) The directions given by National Green Tribunal dated 26.11.2014, 04.12.2014 and 19.01.2015 in Original Application No. 21 of 2014 in the matter of Vardhman Kaushik Vs Union of India and Ors. And instruction issued by Hon'ble NGT during hearing held on 28.04.2015 in OA No. 21 of 2014 and OA No. 95 of 2014 in the matter of Vardhman Kaushik Vs Union of India & ors shall be complied.
  - iii) 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.
  - b) Roof top to rain water harvesting system shall be provided by the firm as per the guidelines issued by the State Govt. (As per Haryana Govt. Govt. Gazette Notification No. Auth.-2001/294-49.
  - c) Solar water heating system shall be provided by the firm as per guide lines issued by the State Govt.
  - d) The domestic water tank provided at roof level shall be filled from the over flow of fire compartment.
  - e) The scrutiny of this drawing is done from public health point only and does not entitle the owner to make water, sewer & SWD connection in the HSVP without prior approval of competent authority.



- f) The owner will be fully responsible for feasibility of connectivity of services with HSVP service at acceptable level/depth.
  - g) HSVP authority shall not be responsible for delay in laying external services, like roads, water supply, sewerage & SWD. As & when the services are laid by the authority the internal services can be connected after taking the due permission & depositing the EDC charges.
  - h) The provisions of solar water heating system shall be as per norms specified by HAREDA and shall be made operational in the each building block.
  - i) You shall use only compact fluorescent lamps fitting for internal lighting as well as campus lighting.
16. That you shall ensure that parking of vehicle is done within the area earmarked for parking in the approved building plan. 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.
17. That this sanction of plans is subject to the builder, owner or person seeking sanction shall strictly comply with the directions as contained in order dated 10.04.2015 passed by Hon'ble National Green Tribunal in OA No. 21 of 2014 -Vardhman Kaushik Vs UOI and others as well as MOEF guidelines 2010 while raising construction.
18. That you shall abide by the condition applicable as Commissioner Municipal Corporation, Gurugram order endst no. 2164 dated 21.04.2017 regarding of C&D waste.
19. That you shall follow provision of Section- 46 of 'The person with Disabilities (Equal opportunities, protection of Right and full participation) Act, 1995' which included construction of ramps in public buildings, adaption of toilets for wheelchairs users Braille symbols and auditory signals in elevators or lifts and other relevant measures for Hospitals, Primary Health Centre and other Medical care and rehabilitation units.

*This sanction will be void abinitio, if any of the conditions mentioned above are not complied with.*  
DA/One set of Building Plans.

Senior Town Planner,  
Chairman Building Plans Approval Committee  
For Licensed Colonies/ Controlled Area  
Gurugram *Goni*

Endst.No.

Dated

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

- i) The Director, Town & Country Planning, Haryana SCO 71-75, Sector-17C, Chandigarh.
- ii) The Commissioner, Municipal Corporation, Gurugram w.r.t. their order no dated 21.04.2017 regarding condition C&D waste.
- iii) Superintending Engineer-I, HSVP, Gurugram w.r.t. his office memo no. 77290 dated 26.04.2019 conveying approved from public health viewpoint.
- iv) District Town Planner (P), Gurugram w.r.t. his office memo No. 1480 dated 13.02.2019 vide which building plans are reported to be technically ok.
- v) District Town Planner (E), Gurugram.
- vi) Regional Officer, 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.
- vii) Fire officer, Gurugram O/o Municipal Corporation Gurugram.
- viii) Secretary, Haryana Building and other construction workers Welfare Board, Panchkula with intimation of payment.

Senior Town Planner,  
Chairman Building Plans Approval Committee  
For Licensed Colonies/ Controlled Area  
Gurugram

For Vatika Limited  
*[Signature]*  
Authorised Signatory

Approval of Building Plan of Commercial Colony "Town Square-II" on land measuring 1.60 acres in Sector-82, in residential plotted colony (Vatika India Next) on land measuring 477.206 acres forming part of Sectors-81, 82, 82A, 83, 84 & 85, Gurugram (Licence no. 113 of 2008, 71 of 2010 and 62 of 2011).