

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

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

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

Memo No.

4583

Dated:-

10-9-19

Subject:- Approval of Building Plan of Commercial site measuring 1.08 acres Block-B (82A) falling in residential plotted colony measuring 477.206 acres (Licence no. 113 of 2008 dated 01.06.2008, Licence no. 71 of 2010 dated 15.09.2010. Licence no. 62 of 2011 dated 02.07.2011, Licence no. 66 of 2014 dated 15.07.2014, 76 of 2011 dated 07.09.2011) Vatika India Next in Sector-81 to 85, Gurugram being developed by Vatika Ltd and Others.

Reference your application dated 18.09.2018 for permission to erect Commercial Building site measuring 1.08 acres Block-B (82A) falling in residential plotted colony measuring 477.206 acres, Vatika India Next in Sector-81 to 85, Gurugram in accordance with the plans submitted with it.

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 25.06.2019 and Permission is hereby granted for construction of Commercial Building subject to the provisions of the Punjab Scheduled Roads & Controlled Areas Restriction of Unregulated Development Act, 1963 and Haryana Building Code-2017 and Zoning plan framed there under along with special reference subject to the following amendments, terms and conditions:-

1. The plans are valid for a period of 2 years of the buildings less than 15.00 meters in height and 5 years for the multistoried buildings from the date of issuance of sanction.
2. The structural responsibility of the construction shall be entirely of the owner/ supervising architect/ Engineer of the scheme. And 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 obtained 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 drawing for record cell also be submitted alongwith above certificate.

Further that :-

- a) The required open parking around building shall be metalled and properly organize.
- b) The building shall be designed for appropriate seismic loads, all dead and live load, wind pressure etc. as per relevant IS code and NBC standers. In all cases normal strengthening to assist distress during earthquakes shall be provided.
- c) All material to be used for erection of the building shall conform to ISI and NBC standers.
- d) No walls / ceilings shall be constructed of easily inflammable materials and stair case shall be built-up of the fire resistance material as per standard specification.
- e) 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 the this office shall be prerequisite.

Approval of Building Plan of Commercial site measuring 1.08 acres Block-B (82A) falling in residential plotted colony measuring 477.206 acres (Licence no. 113 of 2008 dated 01.06.2008, Licence no. 71 of 2010 dated 15.09.2010. Licence no. 62 of 2011 dated 02.07.2011, Licence no. 66 of 2014 dated 15.07.2014, 76 of 2011 dated 07.09.2011) Vatika India Next in Sector-81 to 85, Gurugram being developed by Vatika Ltd and Others.

For VATIKA LIMITED


Authorised Signatory

- f) You shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
- g) 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 tones.
5. FIRE SAFETY:
- (i) The applicant firm shall also prepare and submit the plan in triplicate to commissioner Municipal Corporation, Gurugram clearly mark and indicating the complete Fire Protections arrangement 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 Safety and means of escape / access point of view. The clearness / NOC from fire Authority shall be submitted in this office along with 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 the before grant of Occupation Certificate.
6. No person shall occupy or allow any other person to occupy any new building and before grant of occupation certificate, you shall apply for occupation certificate as per the provisions 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.
- (ii) A clearance from Fire Safety point of view from the competent authority.
7. If any infringement of byelaws 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.
8. 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 plan.
9. As per report of SE-I, HSVP, Gurugram bearing memo no. 77271 dated 26.04.2019 following conditions have been imposed:
- (a) 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 No. 20032 of 2008, 13594 of 2009 and 807 of 2012. In this connection you have submitted NOC issued by Administrator, HUDA Gurugram vide memo no. 14480 dated 13.09.2012, memo no. 14559 dated 13.09.2012 & memo no. 907 dated 10.11.2015.
- (b) The direction given by NGT 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 and Ors. Shall be complied.
- (c) 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.
10. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.

11. That firm/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
12. The domestic water tank provided at roof level shall be filled from the over flow of fire compartment.
13. The scrutiny of this drawing is done from public health point only and does not entitle the owner of make water, sewer & SWD connection in the HSVP without prior approval of competent authority.
14. The owner will be fully responsibility for feasibility of connectivity of services with HSVP service at acceptable level / depth.
15. HSVP authority shall not be responsibility 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.
16. That you shall use only compact fluorescent lamp fitting for internal lighting as well as campus lighting.
17. That you shall insure 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.
18. All the firm/owners shall ensure that C & D waste is transported in terms of this order to the site in question only and due record in that behalf shall be maintained by the builders, transporters and NCR of Delhi.
19. That you shall follow provisions of section 46 of 'The Persons with Disabilities (Equal Opportunities, protection of Rights and full Participation) Act, 1995' which includes construction of Ramps in public buildings, adaption of toilets for wheel chair 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 Plan


 Senior Town Planner,
 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, SCO 71-75, Sector-17C, Chandigarh.
2. The Commissioner, Municipal Corporation, Gurugram w.r.t their order dated 21.04.2017 regarding condition C&D waste.
3. Superintending Engineer-I, HSVP, Gurugram w.r.t his office memo no 77271 dated 26.04.2019 conveying approval from public health viewpoint.
4. District Town Planner, (P), Gurugram w.r.t his office memo no 5601 dated 10.06.2019 vide which building plan are reported to be technically ok.
5. District Town Planner (E), Gurugram.
6. 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.
7. Fire Officer, Gurugram O/o Municipal Corporation, Gurugram.
8. Secretary, Haryana Building and other construction workers welfare Board Panchkula with intimation of payment.

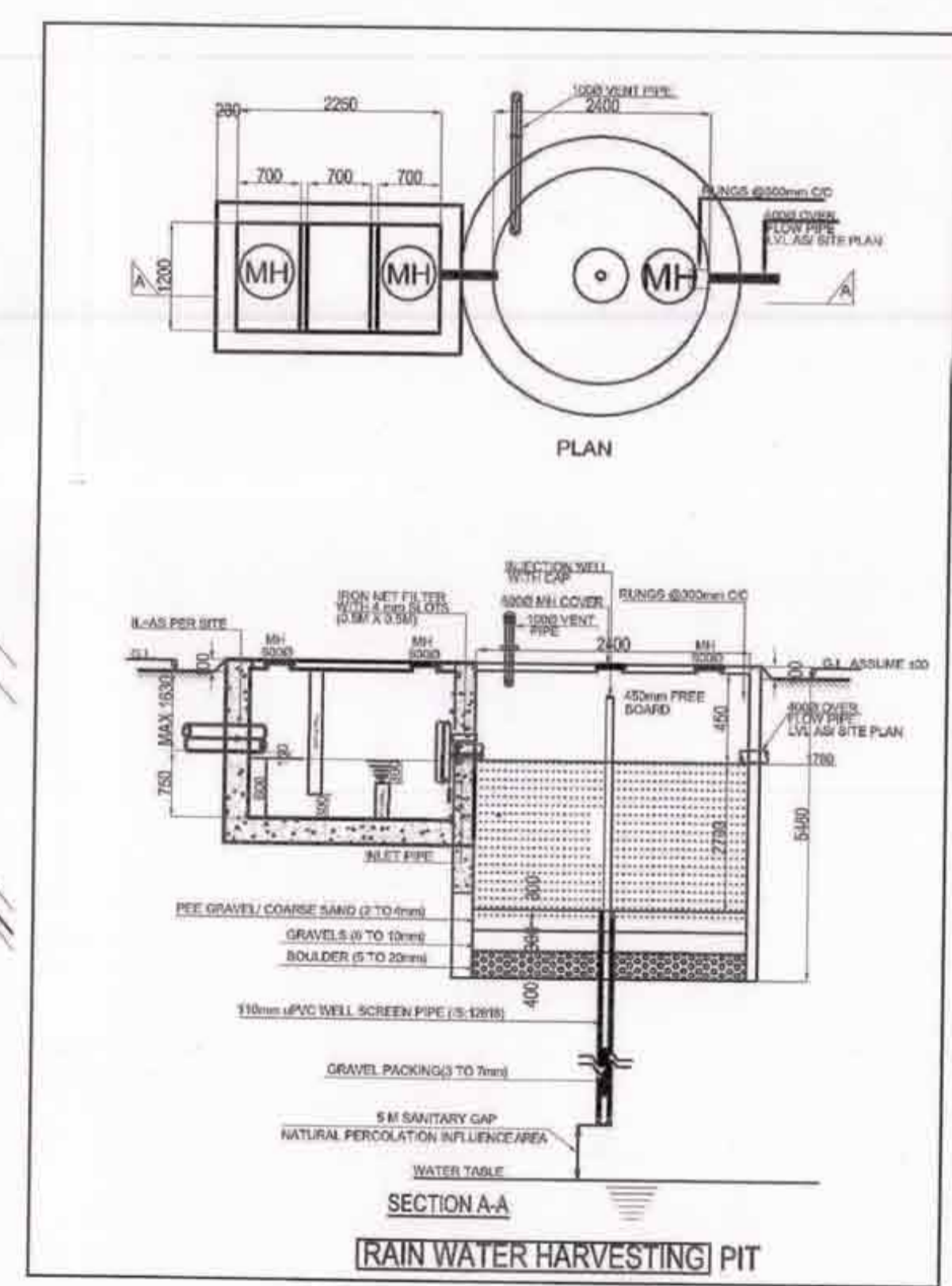

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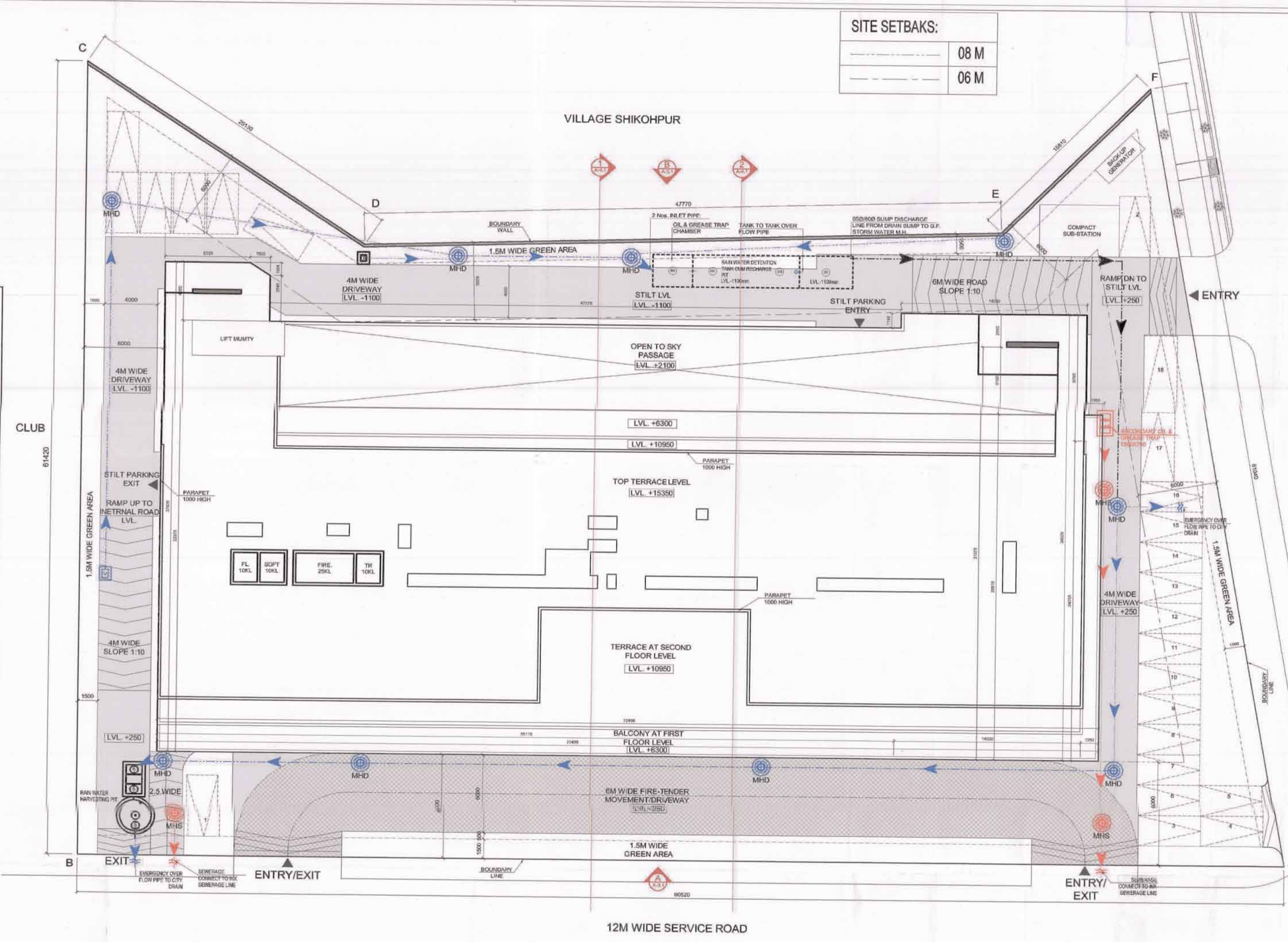
For VATIKA LIMITED


 Authorised Signatory

| S.NO | DRAWING TITLE | DRAWING NO. |
|------|---------------------|-------------|
| 1 | SITE PLAN | S-1.1 |
| 2 | GROUND FLOOR PLAN | S-2.1 |
| 3 | FIRST FLOOR PLAN | S-2.2 |
| 4 | SECOND FLOOR PLAN | S-2.3 |
| 5 | STILT PLAN | S-2.4 |
| 6 | BUILDING ELEVATIONS | S-3.1 |
| 7 | BUILDING SECTIONS | S-4.1 |
| 8 | BUILDING SECTIONS | S-4.2 |



DETAIL RAIN WATER HARVESTING PIT



PLAN SITE PLAN

SITE SETBACKS:

| | |
|-------|------|
| FRONT | 08 M |
| REAR | 06 M |

This drawing is a copyrighted property of its owner. This drawing shall not be copied, forwarded, lent or used for any other purpose other than specified without the prior written permission.

LEGEND / NOTES

- ALL DIMENSIONS ARE IN MM UNLESS SPECIFIED OTHERWISE.
- DO NOT SCALE THE DRAWINGS. PRINT ONLY ON SPECIFIED SHEET SIZE.
- FOR ANY DISCREPANCIES, CONTACT ARCHITECTS.
- GATE AND BOUNDARY WALL SHALL BE AS PER STANDARD DESIGN.
- RAIN WATER HARVESTING SYSTEM WILL BE PROVIDED AS PER APPLICABLE NORMS.
- 100% POWER BACK UP WILL BE PROVIDED FOR LIFTS & ESSENTIAL SERVICE AREAS.
- THE SUBJECT BUILDING WILL BE FULLY AIRCONDITIONED MECHANICAL VENTILATION.

LEGENDS & SYMBOLS

| | |
|------|-----------------------------|
| PLB | PLUMBING SHAFT |
| HVAC | HVAC DUCT/VENTILATION SHAFT |
| FHC | FIRE HOSE CABINET |
| LLP | LIFT LOBBY PRESSURIZATION |
| SP | STAIRCASE PRESSURIZATION |
| EL | ELECTRICAL SHAFT |
| LV | LOW VOLTAGE SHAFT |
| UWT | UNDERGROUND WATER TANK |

PATHWAY INDICATING FIRE ENGINE MOVEMENT WAY
VEHICULAR MOVEMENT PATH

TYPICAL CAR PARKING SPACE

OWNER:
VATIKA LIMITED & OTHERS
Vatika Limited,
Vatika Triangle, 4th Floor, Sahakar Lok, Phase I, Block A,
Metrolife Garden Road, Gurgaon - 122002,
Haryana, INDIA

ARCHITECT:
tamb
F219 B, FIRST FLOOR, ABOVE HDFC BANK
LADO SARAN, NEW DELHI 110006
Metrolife Garden Road, Gurgaon - 122002,
Haryana, INDIA

STRUCTURE CONSULTANT:
M.N. CONSULTANT
M.N. Consultants P/LL/10
1516, Rajdanga Main Road,
Kolkata, West Bengal, India - 700107
EMAIL: mnconsultant@gmail.com

PLUMBING AND FIRE FIGHTING CONSULTANT:
SAVIRAM ENGINEERING CONSULTANTS PVT. LTD.
22, Duplex-4, Rajat Vihar, Sec-62, NOIDA-201 301
Phone: (0120) 2494877, 4261877-8 Fax: (0120) 2494877

HVAC CONSULTANT:
ARRK Consulting
4 Sumar Kendra, Pandurang Butkar Marg,
Work: Mumbai 400018 India
T +91-22-40250100 / 24861071-2 F +91-22-24960489

ELECTRICAL CONSULTANT:
KANWAR KRISHNEN ASSOCIATES PVT LTD
F-301, Lado Saran,
New Delhi - 110030, India.
Phone: +91-11-2652 1180 Fax: +91-11-2652 1185
Website: www.kkanwar.com

ARCHITECT'S SIGNATURE:
CA / 2014 / 65878
REG. ARCHITECT - AMIT KUMAR

OWNER'S SIGNATURE:
Vatika Limited
REG. SIGNATURE

PROJECT:
COMMERCIAL SITE MEASURING 1.08 ACRES,
BLOCK - B (82A)

TITLE:
SITE PLAN

DRAWING STATUS:
SUBMISSION DWG.

DATE: 22-May-19 **SCALE:** 1:200

DEALT: AMIT **CHECKED:** [Signature]

DRAWING NO.: S-1.1

AREA STATEMENT

| S.NO. | DESCRIPTION (PROPOSED) | AREA (SQ.M) | SQ.M |
|-------|--|-------------|----------------------|
| 1 | TOTAL PLOT AREA (AS PER ZONING PLAN) | 1.08 ACRES | 4370.600 |
| 2 | PLOT AREA (AS PER ZONING PLAN) FOR FAR CALCULATION | | 4370.600 |
| 3 | PERMISSIBLE GROUND COVERAGE | 60% | 2622.360 |
| 4 | PERMISSIBLE FAR | 1.75 | 7648.550 |
| 5 | TOTAL FAR | | 7648.550 |
| 6 | SET BACKS (AS PER ZONING PLAN) | 8.14 METERS | DE SMALL OTHER SIDES |

GROUND COVERAGE CALCULATION (ACHIEVED)

| | | |
|---|------------------------------|----------|
| 1 | GROUND COVERAGE ACHIEVED | 2386.735 |
| 2 | GROUND COVERAGE ACHIEVED (%) | 54.84% |

AREA CALCULATION (ACHIEVED)

| S.NO. | FLOORS | FAR AREAS (SQ.M) | NON FAR AREAS (SQ.M) | TOTAL COVERED AREA (SQ.M) |
|-------|-------------------------|------------------|----------------------|---------------------------|
| 1 | LOWER GROUND FLOOR | 28.983 | 1333.331 | 1362.314 |
| 2 | UPPER GROUND FLOOR | 1773.496 | 623.237 | 2396.735 |
| 3 | FIRST FLOOR | 1339.070 | 690.186 | 2029.256 |
| 4 | SECOND FLOOR | 905.084 | 830.622 | 1735.706 |
| 5 | TERRACE FLOOR | | | |
| | TOTAL FAR AREA ACHIEVED | 4046.534 | 3477.377 | 7523.911 |

SITE COVERAGE AREA CALCULATION

| S.NO. | DESCRIPTION | QUANTITY | LENGTH (M) | WIDTH (M) | FORMULA | AREA (SQ.M) |
|-------|-----------------------|----------|------------|-----------|-----------------------------|-------------|
| 1 | A1 | 1 | 6.336 | 4.550 | Area Rectangle = A x B | 28.828 |
| 2 | A2 | 1 | 1.502 | 1.004 | Area Triangle = (A x B) / 2 | 0.754 |
| 3 | A3 | 1 | 1.502 | 3.346 | Area Rectangle = A x B | 5.026 |
| 4 | A4 | 1 | 55.118 | 33.375 | Area Rectangle = A x B | 1839.563 |
| 5 | A5 | 1 | 14.030 | 2.150 | Area Rectangle = A x B | 30.165 |
| 6 | A6 | 1 | 14.030 | 32.375 | Area Rectangle = A x B | 454.094 |
| 7 | A7 | 1 | 1.050 | 26.815 | Area Rectangle = A x B | 28.156 |
| A | TOTAL GROUND COVERAGE | | | | | 2386.735 |

TOILET CALCULATION
MERCHANTILE - UNDER NATIONAL BUILDING CODE 2016

| FLOOR | AREA SQ.M | AREA PER PERSON SQ.M | OCCUPANT LOAD |
|---------------------|-----------|----------------------|---------------|
| GROUND FLOOR | 1773.496 | 3 | 591 |
| FIRST FLOOR | 1339.070 | 6 | 223 |
| SECOND FLOOR | 905.084 | 6 | 151 |
| TOTAL OCCUPANT LOAD | | | 965 |

POPULATION DIVISION

| SEX | PERCENTAGE | POPULATION |
|--------|------------|------------|
| MALE | 50% | 483 |
| FEMALE | 50% | 482 |
| TOTAL | | 965 |

REQUIRED

| SEX | REQUIRED |
|--------|----------|
| MALE | 8 |
| FEMALE | 9 |
| TOTAL | 17 |

NOTES: For Toilet Requirements Ref. from NBC Part 9, Plumbing Services, Section 1, Table 25

PARKING CALCULATION

| S.NO. | DESCRIPTION | UNIT | REQUIRED |
|-------|----------------|--------|----------|
| 1 | FAR AREA | (SQ.M) | 4046.504 |
| 2 | 1 CAR/50 SQ.M. | (NOS.) | 81 |

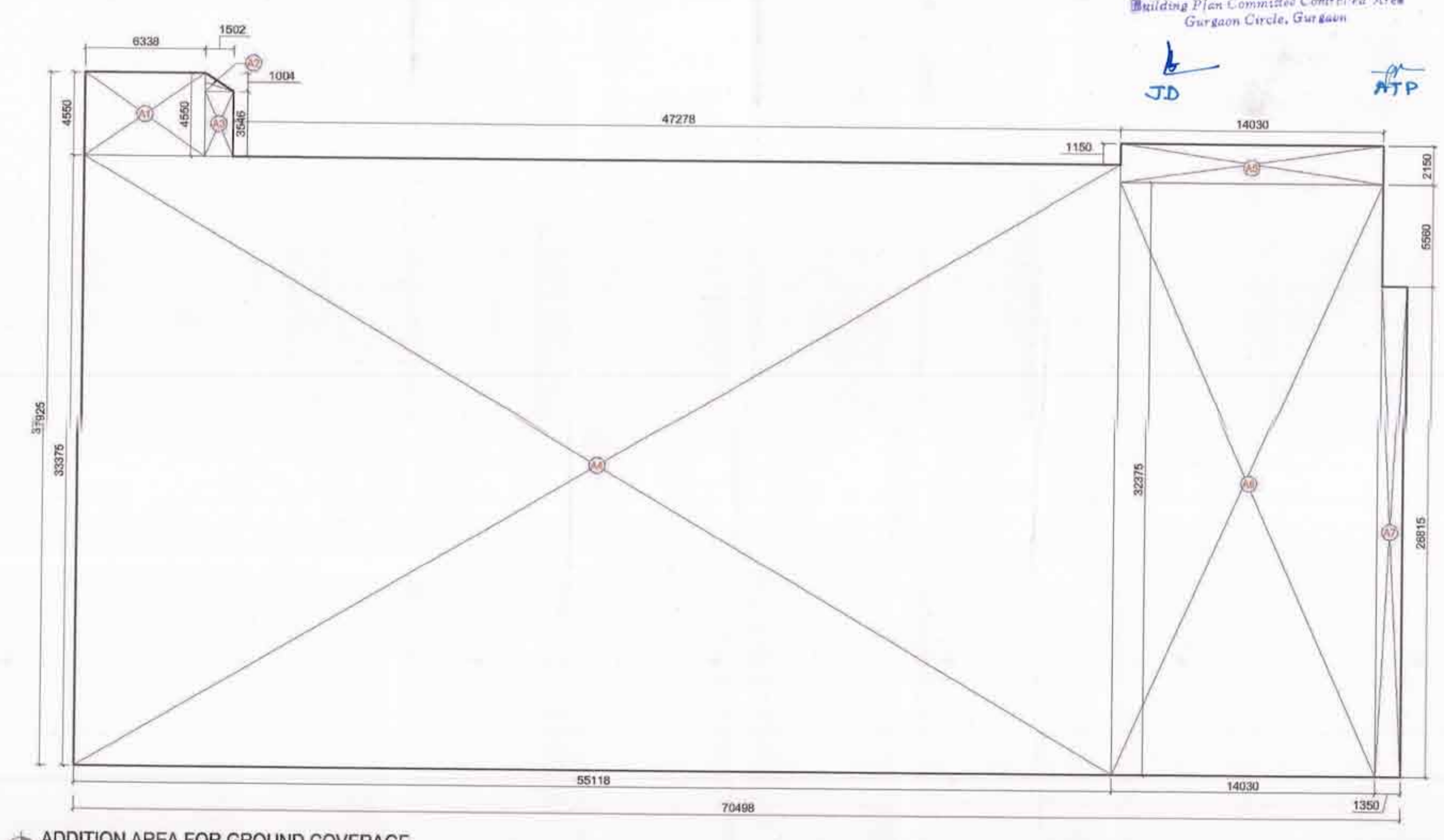
ECS (PROVIDED)

| S.NO. | DESCRIPTION | UNIT | PROVIDED |
|-------|--------------------------------|--------|----------|
| 1 | SURFACE PARKING (GROUND LEVEL) | (NOS.) | 18 |
| 2 | SURFACE PARKING (STILT LEVEL) | (NOS.) | 5 |
| 3 | COVERED PARKING (GROUND LEVEL) | (NOS.) | 59 |
| TOTAL | | | 82 |

CALCULATION OF PARKING

- SURFACE PARKING (Ground Level) = 2.50 x 5.0 = 12.50 sqm = 12.50 x 18 = 225 sqm
- SURFACE PARKING (Stilt Level) = 2.50 x 5.0 = 12.50 sqm = 12.50 x 5 = 62.50 sqm
- COVERED PARKING (Ground Level) = 2.50 x 5.0 = 12.50 sqm = 12.50 x 59 = 737.50 sqm

TOTAL = 1025 SQM



ADDITION AREA FOR GROUND COVERAGE