

BR-III

(See Rule 44)

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
SCO NO. 71-75, SECTOR-17C, CHANDIGARH.

Tele-Fax: 0172-2548475; Tel.: 0172-2549851, E-mail: tcphry@gmail.com

Website www.tcpharyana.gov.in

Memo No. ZP-1104/SD (DK)/2016/ 993 Dated 15/11/2016

To

✓ Agrasain Spaces LLP,
C/o A-59, Sector-11,
Faridabad-121006.

Subject:- Approval of building plans of Affordable Group Housing Colony measuring 5.35 acres (Licence No. 13 of 2015 dated 23.11.2015) in Sector-70, Faridabad.

Reference your application dated 30.10.2015 for permission to erect the buildings in Affordable Group Housing Colony measuring 5.35 acres (Licence No. 13 of 2015 dated 23.11.2015) in Sector-70, Faridabad in accordance with the plans submitted with it.

Permission is hereby granted for the aforesaid construction subject to the provisions of the Punjab Scheduled Roads & Controlled Areas Restriction of Unregulated Development Act, 1963, its rules and the zoning plan framed there under along with special reference to following conditions:-

1. The plans are valid for a period of 5 years from the date of issuance of sanction, subject to validity of license granted for this scheme. However, you shall complete the project as per stipulation in Affordable Group Housing Policy issued vide Notification No. PF-27/48921 dated 19.08.2013.
2. The structural responsibility of the construction shall be entirely of the owner/supervising architect/ Engineer of the scheme.

Further that: -

- a) The building shall be constructed as per the structure design submitted by you and as certified by your Structure Engineer that the same has been designed as per the provision of NBC and relevant I.S. Code for all seismic load, all dead and live loads, wind pressure and structural safety from earth quake of the intensity expected under Zone-IV.
- b) All material to be used for erection of building shall conform to I.S.I. and N.B.C. standards.
- c) No walls/ceiling shall be constructed of easily inflammable material and staircases shall be built of the fire resisting material as per standard specification.
- d) 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.

3. FIRE SAFETY:-

- (i) The colonizer firm and the Supervising Architect of the project shall be entirely responsible for making provisions of fire 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 Service, Haryana, before starting the construction work at site.
4. The provision of letter boxes for each dwelling unit shall be made at the ground floor of each building.
5. No addition and alteration in the building plans/ layout plan shall be made without the prior approval of DGTCP. Further, only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DGTCP shall be pre-requisite.
6. That you shall furnish the service plan/ estimate of this scheme in accordance with approved building plans within 60 days from the date of issue of this letter.
7. Based on the actual estimated cost of internal development of the group housing colony you shall furnish additional bank guarantee if required within 60 days of approval of the service plans.
8. The revenue Rasta if any passing through the site shall be kept unobstructed.
9. 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.
10. No person shall occupy or allow any other person to occupy any new building or part of the same for any purpose what so ever until such building or part thereof has been certified by the Director General 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.
11. Before grant of occupation certificate, you shall apply for occupation certificate as per the provisions of Rule 47 (1) of the Punjab Schedule Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 which shall be accompanied by certificates regarding completion of works described in the plans and it shall be accompanied by:-
 - (i) DPC Certificate issued by DTP, Faridabad.
 - (ii) Structural stability certificate duly signed by the recognized Architect & Structural Engineer.

(iii) A clearance from Fire Safety point of view from the Commissioner, M.C., Faridabad.

12. The parking lots proposed in the scheme shall be exclusively for the use of flat owners/residents of the Affordable Housing Scheme. The parking lot shall not be leased out/transferred to any person who is not flat owners/residents of the Affordable Housing Scheme. The parking lots shall form part of common areas along with other common uses, in the declaration to be filed under Apartment Ownership Act, 1983

13. You shall comply with the conditions laid down in the Memo No. 05 dated 05.01.2016 of Superintending Engineer (HQ), HUDA, Panchkula (copy enclosed).

14. GENERAL:-

(i) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.

(ii) That you shall provide the minimum open able aperture of 1/8th of the floor area of the habitable room and in case of kitchen the area of opening shall be increased by 25%.

(iii) That you shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.09.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site. You shall apply for Environment clearance within 30 days from the issuance of this letter.

(iv) That you shall submit the fire fighting scheme duly approved in accordance with the section 15 of the Haryana Fire Safety Act 2009 and directions issued by Director, Urban Local Bodies Haryana before starting the construction work at site.

(v) That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational in the each building block before applying for an occupation certificate.

(vi) That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.

(vii) That if site for Electric Sub Station is required than same will be provided by you in the colony.

(viii) 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 user, Braille symbols and auditory signals in elevators or lifts and other relevant measures for Hospitals, Primary Health Centres and other medical care and rehabilitation units.

(ix) That you shall not construct the building beyond 30.0 mtrs. without getting the valid NOC from AAI.

- (x) That you shall submit the approved Electrical Service Plan from competent authority and certificate to this effect that Adequate arrangement have been put in place before grant of occupation certificate.
- (xi) That you shall abide by the terms and conditions of Affordable Group Housing Scheme issued vide Notification No. PF-27/48921 dated 19.08.2013.
- (xii) That you shall give the advertisement as per the instructions issued vide memo No. 15772 dated 18.07.2014.
- (xiii) That provision of parking shall be made within the area earmarked/designated for parking in the colony and no vehicle shall be allowed to park outside the premises.
- (xiv) That you shall deposit the balance amount of Labour Cess in future, time to time as per progress in construction at site.
- (xv) That you shall submit the scanned copy of the approved building plans in CD format within one week to this office from the issuance of this letter.

15. ENVIRONMENT:-

- (i) That you shall strictly comply with the directions of MOEF Guidelines, 2010 while raising construction.
- (ii) You shall put tarpaulin on scaffolding around the area of construction and the building. You are also directed that you shall not store any construction material particularly sand on any part of the street/road.
- (iii) The construction material of any kind that is stored in the site will be fully covered in all respects, so that it does not disperse in the Air in any form.
- (iv) All the construction material and debris respects so that it shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
- (v) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
- (vi) The vehicles carrying construction material and construction debris of any kind should be cleaned before it is permitted to ply on the road after unloading of such material.
- (vii) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- (viii) Every owner and or builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relatable to dust emission.

- (ix) It shall be the responsibility of every owner/builder to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
 - (x) All to take appropriate measures and to ensure that the terms and conditions of the earlier order and these orders should strictly comply with by fixing sprinklers, creations of green air barriers.
 - (xi) Compulsory use of wet jet in grinding and stone cutting.
 - (xii) Wind breaking walls around construction site
 - (xiii) That you shall ensure that least dust has emitted into air/atmosphere and all steps are taken to prevent the same.
 - (xiv) That you shall increase the 'tree cover' area by planting large number of trees of various species depending upon the quality content of soil and other natural attendant circumstances.
 - (xv) That you shall provide the green belt around the building which is to be constructed.
 - (xvi) If any person, owner and or builder is found to be violating any of the conditions stated in this order and or for their non-compliance such person, owner, builder shall be liable to pay compensation of ₹ 50,000/- per default in relation to construction activity at its site and ₹ 5,000/- for each violation during carriage and transportation of construction material, debris through trucks or other vehicles. In terms of Section 15 of the NGT Act on the principle of Polluter Pay. Such action would be in addition not in derogation to the other action that the Authority made take against such builder, owner, person and transporter under the laws in force.
 - (xvii) All the owners/builders shall ensure that the construction & demolition waste shall be removed from the site and transported to the solid waste disposal site.
 - (xviii) It is made clear that even if constructions have been started after seeking Environmental Clearance under the EIA notification 2006 and after taking other travel but is being carried out without taking the preventive and protective environmental steps as stated in this order and MOEF guidelines, 2010, the State Government, SPCB and any officer of any department as aforesaid shall be entitled to direct stoppage of work.
- This sanction will be void ab initio, if any of the conditions mentioned above are not complied with.

DA/One set of Building Plans

(Anil Dabas)

District Town Planner (HQ),

Member Secretary,

For: Chief Town Planner, Haryana-cum- Chairman,

Building Plan Approval Committee

Encl: No. - ZP-1104/SD (DK)/2016/

Dated

A copy is forwarded to the following for information: -

1. Superintending Engineer (HQ), HUDA, Panchkula w.r.t. his office memo no. 05 dated 05.01.2016.

- (ix) It shall be the responsibility of every owner/builder to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
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Dated

A copy is forwarded to the following for information: -

1. Superintending Engineer (HQ), HUDA, Panchkula w.r.t. his office memo no. 05 dated 05.01.2016.

2. Senior Town Planner, Faridabad w.r.t. his office memo no. 6094 dated 22.12.2016 along with one set of building plans.
3. Distt. Town Planner(P), Faridabad.

Encl: as above

(Anil Dabas)
District Town Planner (HQ),
Member Secretary,
For: Chief Town Planner, Haryana-cum- Chairman,
Building Plan Approval Committee.

Encl: No. - ZP-1104/SD (DK)/2016/ _____ Dated _____

A copy is forwarded to Sh. P.P. Singh, DTP (HQ) with a request to host the same on website of the Department.

(Anil Dabas)
District Town Planner (HQ),
For: - Director General, Town and Country Planning,
Haryana, Chandigarh.