

BR-III  
(See Rule 44)

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA  
SCO-71-75, SECTOR-17-C, CHANDIGARH.  
Tele-Fax: 0172-2548475; Tel.: 0172-2549851, E-mail: tcphry@gmail.com

Memo No: - ZP-1027/AD(RA)/2015/ 21564 Dated:- 23/11/15

To

Ojos Developers Pvt. Ltd.,  
C/o Unitech Ltd.  
Unitech House, South City-I,  
Gurgaon-122007.

Subject:- Approval of building plans of Commercial Colony area measuring 2.425 acres (Licence No. 131 of 2008 dated 28.06.2008) in Sector-70, Gurgaon Manesar Urban Complex being developed by Ojos Developers Pvt. Ltd in collaboration with Unitech Ltd.

Reference your application dated 20.07.2015 and subsequently letter dated 10.09.2015 for permission to erect the buildings in Commercial Colony measuring 2.425 acres in Sector-70, Gurgaon Manesar Urban Complex 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 thereunder alongwith special reference to the following 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, subject to validity of licenses granted for this scheme.
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 provisions of NBC and relevant IS code for all seismic load, all dead and live loads wind pressure and structural safety from earthquake 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:

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.

Further, the colonizer firm shall also prepare and submit the plans in triplicate to Commissioner, Municipal Corporation, Gurgaon, clearly marked and indicating the complete fire protection 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, Gurgaon after satisfying himself that the entire fire protection measures proposed for the above buildings are as per NBC and other Fire Safety Bye Laws, and would issue a NOC from Fire Safety and means of escape/access point of view. This clearance/ NOC from Fire Authority shall be submitted in this office alongwith a set of plans duly signed by the Commissioner, Municipal Corporation, Gurgaon 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, Gurgaon unless he is satisfied that adequate fire fighting measures have been installed by you and suitable external fire fighting infrastructure has been created at Gurgaon, by Municipal Council Gurgaon. A clearance to this effect shall be obtained from the Commissioner, Municipal Corporation, Gurgaon before grant of occupation certificate by the Director General.

4. No addition and alteration in the building plans/ layout plan shall be made without the prior approval of DG,TCP. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DG,TCP shall be pre-requisite.
5. That you shall furnish the service plan/ estimate of this scheme in accordance with approved building plans within 60 days from the date of issuance of this letter.
6. Based on the actual estimated cost of internal development of the commercial colony you shall furnish additional bank guarantee if required within 60 days of approval of the service plans.
7. The revenue rasta if any passing through the site shall be kept unobstructed.
8. 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.

9. The layout showing the electric installation shall have to be got approved from the Electrical Inspector, Haryana before execution of work at site.
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 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 favor.
11. Before grant of occupation certificate, you shall apply for occupation certificate as per the provisions of Rule 47 (1) of the Punjab Scheduled 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, Gurgaon.
  - (ii) Structural stability certificate duly signed by the recognized Architect & Structural Engineer.
  - (i) A clearance from Fire Safety point of view from the Commissioner, Municipal Corporation, Gurgaon.
12. The basement shall be used for parking and services as prescribed in the approved zoning plan and building plans. Not more than 25% of the parking space within the shopping/commercial complex shall be allotted and this allotment shall be made only to the persons to whom shops/commercial space have been allotted. No parking space shall be allotted, leased out, sold or transferred in any manner to any third party. 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. WATER SUPPLY
- (i) The down take system shall be provided by you by providing clear water storage tank of not less than half day storage of water for domestic usage on the top of the building block. The capacity of the tank as shown on the plan and down take system thereof are as under: -

Sr. No.	Name of Building Block	Capacity of tank for Domestic uses	Up pipe in mm	Down pipe in mm
1.	Main Building (Dom)	1x24000 Ltrs.	50	65/50/40/32/25/20
	Flushing	1x16000 Ltrs.	40	40/32/25/20
2.	Office Floor (4th to 10 floor) (Dom)	1x7000 Ltrs.	50	65/50/40/32/25/20
	Flushing	1x5000 Ltrs.	40	40/32/25/20
	RCC U.G.T. (Dom)	50 KL.		

- (ii) Inlet pipes from down take to toilet shall be 40/32/25/20/15 mm dia as shown on the plans and connection to each individual fixture shall be 15mm dia.
- (iii) The adequate booster pumps to boost the water in the water tanks with 100% standby arrangement shall also be provided by you. It is made clear that you shall be sole responsible for boosting arrangement all the time.
- (iv) The alternative arrangement of power supply, such as Generator Set etc. of suitable capacity shall also be provided by you during failure of electricity.

14. SEWERAGE:

- (i) All external sewerage lines should not be less than 200 mm. Dia SW Pipes.
- (ii) All soil pipe connection W.C. to soil stack/ manhole shall be 100 mm dia as shown on the plans.
- (iii) Waste water stack shall be 100 mm/75 mm dia as shown on the plans and soil stack shall be 100mm dia.
- (iv) All F.T shall be 75mm dia.
- (v) All W.C. shall be provided with high/low level flushing cistern. It shall be mandatory for the firm to provide dual/two button or lever flush system in toilets. The capacity of flushing cistern shall be of 6 liters for full discharge /3 liters for half discharge.
- (vi) All pipes from waste water stack of IC and IC to Manhole shall be of 100 mm dia pipe as shown on the plans.
- (vii) You shall provide suitable approach/ventilation arrangement by providing inspection window/duct etc. for repairing of piping system.
- (viii) The invert level of main sewer be checked by you prior to taking of connection/construction work.

15. Storm Water Drainage

- (i) You have provided twin level basement for services and parking only. For draining out the wash water/rain water accumulated in the lower basement shall be collected through covered channel of 300 mm wide to the sumps at different places and from where the pumping has been proposed by you by providing pumps of 450 LPM capacity at 21.00 meters head. Thus it is made clear to you that you shall be sole responsible for pumping out of rain water/wash water etc. all the time and 100% standby pumps alternate power supply arrangement shall also be provided by you during the failure of electricity/breakdown.
- (ii) All external storm water drainage shall be provided so as to disposal of rain water into the external system of the Town. You shall ensure invert level of Master Storm Water Drainage prior to taking up the work.

- (iii) All rain water stacks pipes shall be 100/150/200 mm dia pipes as shown on the plans.
- (iv) It is made clear to you that roof top rain harvesting system shall be provided by you as per norms and shall be kept operational all the time.

16. GENERAL:-

- (i) You shall provide alternative source of electricity for functioning of water supply, sewerage and storm water drainage scheme by providing Gen. set of required capacity.
- (ii) All pipes, fixtures, fitting, pumps, Gen. set and filtration plant etc. shall be conforming to relevant IS specification and ISI marked.
- (iii) That the colonizer 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 the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- (v) Alternative source of electricity shall be provided by you for functioning of water supply, sewerage and storm water drainage scheme by providing Gen. Set of required capacity.
- (vi) All pipes, fixtures, fitting, pumps, Gen. set Motor etc. shall be conforming to relevant IS specification and ISI marked.
- (vii) Recycled water is proposed to be utilized for flushing purpose. The firm has made provision of separate flushing line, storage tank, metering system, pumping system and plumbing. It may be clarified to developer that no tap or outlet of any kind will be provided from the flushing lines/plumbing lines for recycled water except for connection to the cistern of flushing tanks and any scouring arrangement. Even ablution taps should be avoided.
- (viii) No cross connection between recycled water system and potable water system shall be made.
- (ix) All plumbing pipes fittings, valves will be of red colour or painted red. In case of embedded pipes. Marker taps of Red Colour at suitable intervals shall be fixed. The underground and over head tanks should have. Recycle water not fit for drinking and other warning signs embossed/marked on them.

- (x) Recycled water pipes and potable water pipes will be fixed in separate chases and a minimum horizontal distance of 6" (150mm) will be mentioned between them. In case of cross suitably coloured/taped sleeve shall be used.
- (xi) The colonizer/firm will provide appropriate pipes (both up and down) for solar water heating system.
- (xii) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
- (xiii) 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.
- (xiv) That the colonizer/owner shall use only Light-Emitting Diode (LED) Lamps fitting for internal lighting as well as Campus lighting.
- (xv) That you shall submit the scanned copy of the approved building plans in CD format of this scheme within one week to this office from the issuance of this letter.
- (xvi) That you shall deposit the labour cess in future, time to time as per construction of work done at site.
- (xvii) You shall abide the terms and conditions of the Undertaking/Affidavit submitted in the office of Administrator, HUDA, Gurgaon in7 compliance of Order dated 16.07.2012 of the Hon'ble High Court and shall not extract groundwater for construction purposes.
- (xviii) 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.
- (xix) That you shall not construct the building more than 30.00 Meters without obtaining the NOC from AAI.
- (xx) You shall ensure the installation of solar photovoltaic power plant as per provision of Notification no. 22/52/2005-5 power dated 03.09.2014 of Haryana Government Renewable Energy Department.

**17. 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.

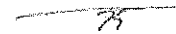
- (iii) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the Air in any form.
- (iv) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so 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 relating 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



(S.K. Sehrawat)

District Town Planner (HQ),

Member Secretary,

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

Building Plan Approval Committee.

Memo No. ZP-1027/AD (RA)/2015/\_\_\_\_\_ Dated:-\_\_\_\_\_

A copy is forwarded to the following for information: -

1. Haryana State Pollution Control Board, Panchkula with the request that the compliance of the instructions issued by NGT shall be monitored and strict compliance to be ensured.
2. Administrator HUDA, Gurgaon w.r.t. his office memo no. 693 dated 14.09.2015.
3. Senior Town Planner, Gurgaon.
4. Superintending Engineer (HQ) HUDA Panchkula.
5. District Town Planner (HQ) PP.
6. District Town Planner, Gurgaon alongwith one set of building plans.
7. District Town Planner (Enf.), Gurgaon.

Encl: as above.

(S.K. Sehrawat)

District Town Planner (HQ),

Member Secretary,

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

Building Plan Approval Committee.