**Directorate of Town and Country Planning, Haryana**
Nagar Yojna Bhawan, Plot no-3, Sector-18-A, Madhya Marg, Chandigarh,
Phone: 0172-2549349; e-mail:tcpharyana7@gmail.com
website:-http://tcpharyana.gov.in

**BR-III**
(See Code 4.2(4)

To

Ramprastha Promoters & Developers Pvt. Ltd.,
Regd. Office-114, Sector-44,
Gurugram-122002.

Memo No. ZP-418A/JD(RA)/2024/ 31888 dated: 21-10-2024

**Subject:** **Approval of proposed building plans for Phase-4 (2.736 acres) part of Group Housing Colony for the area measuring 60.511 acres (Licence No. 33 of 2008 dated 19.02.2008) in Sector-37-D, Gurugram being developed by Ramprastha Promoters & Developers Pvt. Ltd.**

Reference your application dated 26.04.2024 and subsequent application dated 19.06.2024 for permission to erect the buildings of Phase-4 (2.736 acres) part of Group Housing Colony for the area measuring 60.511 acres (Licence No. 33 of 2008 dated 19.02.2008) in Sector-37-D, Gurugram in accordance with the plans submitted with it alongwith the online payment amounting to ₹ 6,98,993/- towards Infrastructure Development Charges for additional 12% additional FAR in lieu "IGBC Gold Star rating" being considered as incentive for providing green buildings as per provision of Code 6.5 of Haryana Building Code, 2017.

The building plans submitted vide above referred application have been checked and placed before the Building Plan Approval Committee constituted under the Chairmanship of CTP, Hr. after seeking comments of HSVP, Fire Officer concerned & STP, Gurugram. It has unanimously been decided to approve the same being in accordance with the provisions of Haryana Building Code-2017.

Hence, permission is hereby granted to raise construction on the licenced land in accordance with the provisions of the respective Acts and Haryana Building Code-2017 subject to the following amendments, terms and conditions:-

(i) 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.

(ii) 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 in accordance to the Structure Design submitted by you and as prepared by Empanelled Structural Engineer Er. Paresh Jauhri and certified by Proof Consultant Sh. Vishnu Dutt Sharma on prescribed FORM BR-V (A2), 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.

(iii) FIRE SAFETY:

(i) The colonizer 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 Services, Haryana, before starting the construction work at site.

(iv) No addition and alteration in the building plans/ layout plan shall be made without the prior approval of DTCP. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DTCP shall be pre-requisite.

(v) 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.

(vi) Based on the actual estimated cost of internal development of the commercial colony you shall furnish additional bank guarantee, if required.

(vii) The revenue Rasta if any passing through the site shall be kept unobstructed.

(viii) 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.

(ix) The layout showing the electric installation shall have to be got approved from the competent authority before execution of work at site.

(x) 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) DPC certificate issued by concerned DTP.

(ii) Structural stability certificate duly signed by the recognized Architect & Structural Engineer.

(iii) A clearance from Fire Safety point of view from the competent authority.

(xi) You shall comply with the conditions laid down in the Memo no. 165736 dated 20.06.2024 of Chief Engineer, HSVP, Panchkula and Memo No. 6757 dated 19.06.2024 of Deputy Director, O/o Directorate of Fire Services, Haryana, Panchkula (copies enclosed).

(xii) You shall abide by the provisions of Haryana Apartment Ownership Act, 1983 and Rules framed there under. You shall have to register Deed of Declaration within the time scheduled as prescribed under the Haryana Apartment Ownership Act, 1983. Failure to do so shall invite legal proceedings under the statute.

(xiii) GENERAL: -

(i) That the colonizer/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.

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

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

(iv) That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

(v) That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.

(vi) That you shall submit the scanned copy of the approved building plans of this scheme to this office from the issuance of this letter.

(vii) That you shall deposit the labour cess in future, time to time as per construction of work done at site.

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

(ix) 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.

(x) 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.

(xi) That the community buildings shall be included by you as a part of the common areas of the group housing colony while filing the declaration under the Apartment Ownership Act and such community buildings shall be for the

exclusive use of residents of this group housing colony only and the same shall not be sold to anyone.

(xiv) Environment: That you shall strictly comply with the directions of MOEF Guidelines, 2010 while raising construction. In addition, you shall comply with the instructions of Director, Town & Country Planning, Haryana, Chandigarh issued vide order dated 14.05.2015, available on the Departmental Website www.tcpharyana.gov.in at URL: https://tcpharyana.gov.in/Policy/Misc-392%20OA%20No.%2021%20of%\202014%20Vardhaman%20Kaushik%20Vs.%20UOI_ors.pdf in compliance of the orders dated 10.04.2015 passed by Hon'ble national Green Tribunal in OA No. 21 of 2014, which are as under:

(i) 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/roads.

(ii) 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.

(iii) 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.

(iv) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.

(v) 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.

(vi) 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.

(vii) 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.

(viii) 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 Hon'ble NGT order dated 10.04.2015 referred above.

(ix) All to take appropriate measures and to ensure that the terms and conditions of the Hon'ble NGT order dated 10.04.2015 referred above in OA No. 21 of 2014 and the earlier orders passed in said case should strictly comply with by fixing sprinklers, creations of green air barriers.

(x) Compulsory use of wet jet in grinding and stone cutting.

(xi) Wind breaking walls around construction site.

(xii) That you shall ensure that least dust has emitted into air/atmosphere and all steps are taken to prevent the same.

(xiii) That all the builders, who are building commercial, residential complexes which are covered under the EIA Notification of 2006, shall provide green belt around the building that they construct and compliance of the same shall be ensured prior to issuance of occupancy certificate.

(xiv) 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.

(xv) All the owners/builders 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.

(xvi) 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 above said order dated 10.04.2015 passed by NGT and MOEF guidelines, 2010, the State Government, SPCB and any officer of any Department as afore-stated shall be entitled to direct stoppage of work.

(xvii) That the Service Plans/Estimates for electrical infrastructure shall be submitted to the concerned authority and submit the approval of the same to the Department before applying the completion certificate of the colony under Rule-16 of the Haryana Development and Regulation of Urban Areas Rules, 1976.

(xv) That the Service Plans/Estimates for electrical infrastructure shall be submitted to the concerned authority and submit the approval of the same to the Department before applying the completion certificate of the colony under Rule-16 of the Haryana Development and Regulation of Urban Areas Rules, 1976.

(xvi) On the basis of IGBC "Gold Star Rating" Certificate duly submitted by the colonizer, and as per provision of Code 6.5 of Haryana Building Code, 2017, the additional FAR of 12% is allowed. Since, the final rating will be issued by IGBC "Gold Star Rating" after completion of total building complex/project, therefore, final occupation for the area of additional FAR (which is sought to be availed, as incentive for green building), shall be withheld till the final rating from IGBC "Gold Star Rating" is obtained. However, if the colonizer fails to achieve the final rating, which is lesser than the provisional rating, the occupation certificate of all building complex

shall be issued after compounding the additional FAR (i.e. difference of additional FAR from provisional rating & final rating) at the ten times of the rates of EDC applicable at the time of submission of occupation certificate.

*This sanction will be void abnitio, if any of the conditions mentioned above are not complied with.*

***DA/As above alongwith one set of approved building plan.***

(Hitesh Sharma)
Senior Town Planner (M) HQ
Member Secretary
For: Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee.

Memo No. ZP-418A/JD(RA)/2024/_____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. MD, HVPNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula with request to assess the power utility site requirement as per ultimate power load requirement.
3. State Environment Impact Assessment Authority, Haryana, Bay no. 55-58, Prayatan Bhawan, Sector-2, Panchkula.
4. Administrator, HSVP, Gurugram.
5. Chief Engineer, HSVP, Panchkula w.r.t. to issuance of NOC for construction of Tunnel below the 24.0 mtr wide road in 2nd & 3rd Basement for connecting the both the basements.
6. Senior Town Planner, Gurugram.
7. District Town Planner, Gurugram, along with one set of approved building plans.
8. District Town Planner (E), Gurugram.
9. Nodal Officer, website updation.
10. Assistant Divisional Fire Officer O/o Director, Urban Local Bodies, Haryana, Panchkula.
11. Sh. Manish Kumar, Architect, K-47, Kailash Colony, New Delhi.
12. Er. Paresh Jauhri, (Empanelled Structure Engineer), 20, Central Lane, Babr Road, New Delhi-110001.
13. Sh. Vishnu Dutt Sharma, (Empanelled Proof consultant), 3421, Mahagun Mezzaria, Sector-78, Noida, UP-201301.

DA/As above

(Hitesh Sharma)
Senior Town Planner (M) HQ
Member Secretary
For: Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee.