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 Adhikaansh Realtors Pvt. Ltd.
in collaboration with Aawam Residency Pvt. Ltd. & others,
12A Floor, Tower-2, M3M International Finance, Sector-66,
Gurugram-122002, Haryana.

Memo No. 1724 Dated: 22-3-24

Subject:- **Approval of proposed building plan of Commercial-1 of an area measuring 0.0523 acres of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojana) area measuring 57.400 acres (Licence No. 32 of 2021 dated 03.07.2021 for an area measuring 52.275 acres land and licence no. 102 of 2022 dated 27.02.2022 for an area measuring 5.125 acres) in the revenue estate of village Hayatpur, Sector-89, Gurugram being developed by Aawam Residency Pvt. Ltd. & others in collaboration with Adhikaansh Realtors Pvt. Ltd.**

Reference:- Your request application dated 27.09.2023 & 30.01.2024.

The above referred application has been considered by the Building Plan Approval Committee in the meeting held on 29.02.2024 and permission is hereby granted for construction of Commercial-1 building at subjected site, under the provisions of the Haryana Building Code-2017 and as per the provisions of approved zoning plan, with the following terms and conditions:-

1. The plans are valid for a period of 2 years for the buildings less than 15.00 mtr. in height and 5 years for the buildings of having more than 15 mtr. height from the date of issuance of this sanction letter subject to validity of license.
2. The structural responsibility of the construction shall be entirely of the owner/ supervising Architect and Structural Engineer of the scheme. Structural design of the building shall be carried out in accordance with the provisions of Haryana Building Code-2017 and relevant code for all seismic loads, all dead & live loads, wind pressure, earthquake of the intensity expected and structural safety will be completely of Structural Engineer/Architect and the Owner itself. As per provisions of Rule-39 (d), a set of structural drawing for record shall also be submitted alongwith aforementioned certificate.
3. You will get the setbacks of your building(s) checked at Plinth level and obtain a DPC Certificate before proceeding with Super-Structure.
4. You shall apply for Occupation Certificate as per the provision 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.
   (i) A clearance regarding Fire Safety point of view, issued by the competent authority.
5. No person shall occupy or allow any other person to occupy any new building or part thereof 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 format has been duly issued in your favour.
6. 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.
7. Before grant of Occupation Certificate, you shall have to submit a Notice of completion of the building in Form BR-IVB, BR-V regarding completion of works described in the Plan.

Further that: -

a) The required open parking around building shall be metalled and properly organized.

b) All material to be used for erection of the building shall confirm to ISI and NBC standards.

c) No walls / ceilings shall be constructed of easily inflammable materials and stair case shall be built-up of the fire resistant material as per standard specification.

d) 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 this office shall be pre-requisite.

e) You shall ensure the installation of Solar Power Plant, as per provisions of Haryana Solar Power Policy-2016 issued vide Notification No. 19/4/2016-5 Power dated 14.03.2016 of New & Renewable Energy Department, Govt. of Haryana.

f) 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 tonnes.

g) The ground water shall not be used for the purpose of construction of building in terms of orders dated 16.07.2012 of Hon'ble High Court in CWP's No. 20032 of 2008, 13594 of 2009 and 807 of 2012 and will use treated waste water procured from STPs being operated by GMDA/HSVP and will submit the proof of the same at the time of grant of Occupation Certificate In this regard, you have submitted an NOC issued by Administrator, HSVP, Gurugram vide their office memo no. 12566 dated 29.10.2021.

h) The directions dated 26.11.2014, 04.12.2014 &19.01.2015 of Hon'ble NGT in original application No. 21 of 2014 in the matter of Vardhman Kaushik Vs. Union of India & Ors. and instructions issued by Hon'ble NGT during hearing held on 28.04.2015 in OA No.21 of 2014 & OA No. 95 of 2014 in the matter of Vardhman Kaushaik Vs. Union of India and Ors. shall be complied.

i) 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.

8. FIRE SAFETY:

(i) The applicant firm shall also prepare and submit the Plan in triplicate to Commissioner, Municipal Corporation, Gurugram clearly marking & indicating the complete Fire Protection arrangement and means of Escape / Access for the proposed building with suitable Legend and standard Signages. 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 point of view and means of Escape / Access point of view. The clearances /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 satisfied that adequate fire fighting measures have been installed by the applicant firm and suitable external fire fighting infrastructure has been developed at site.

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

10. The domestic water tank provided at terrace/ roof level shall always be filled from the over flow of fire compartment.

11. The scrutiny of this drawing is done from public health point of view only and does not entitle the owner to make water, sewer & SWD connection in the HSVP laid pipelines without prior approval of competent authority.

12. The owner will be fully responsibility for feasibility of connectivity of services with HSVP services at acceptable level / depth.

13. That you shall use only LED (Light Emitting Diode) fitting for internal lighting as well as campus lighting and demolish the temporary room before applying for Occupation Certificate.

14. That you shall ensure 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".

15. The firm/owner shall ensure that C & D waste is transported in terms of the order to the designated site of concerned Department and due record in that behalf shall be maintained by the builders, transporters of Delhi-NCR.

16. 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 etc.

DA/One set of Building Plan

Senior Town Planner-Cum,
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. Director, Town &.Country Planning, Haryana, Chandigarh.
2. Commissioner, Municipal Corporation, Gurugram w.r.t order dated 21.04.2017 regarding condition for disposal of C&D waste.
3. Administrator, HSVP, Gurugram w.r.t their office Memo No. 12566 dated 29.10.2021.
4. Superintending Engineer, HSVP, Gurugram w.r.t their office Memo No. 48174 dated 27.02.2024 conveying approval from public health point of view.
5. District Town Planner (P), Gurugram w.r.t their office Memo No. 1377 dated 16.02.2024
6. District Town Planner (Enf.), Gurugram.
7. 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.
8. Deputy Director (Tech.) Fire Station, Sector-29, Gurugram.
9. Secretary, Haryana Building and Other Construction Workers Welfare Board Panchkula with intimation of payment etc.

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