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

From

Chief Town Planner, Haryana-cum- Chairman,
Building Plan Approval Committee,
O/o Director, Town & Country Planning Department,
Haryana, Nagar Yojna Bhawan, Plot No. 3,
Madhya Marg, Sector-18-A, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com
Website www.tcpharyana.gov.in

To

Essel Housing Projects Pvt. Ltd.
2nd Floor, Suncity Business Tower,
Sector- 54, Gurugram.

Memo No. ZP-20 Vol III/JD(AS)/2020/ 9591 Dated:- 09-06-2020

Subject: - **Approval of revised building plans of TOD permission granted area measuring 3.94375 acres falls under License No. 32 of 2009 dated 11.07.2009 (2.00 acres), License No. 21 of 2016 dated 17.11.2016 (0.19375 acres) & License no. 22 of 2016 dated 17.11.2016 (1.75 acres) part of the Goup Housing Colony measuring 36.51875 acres (License No. 48 of 1995 dated 20.12.1995, License No. 61 of 2004 dated 01.06.2004, License No. 32 & 33 of 2009 dated 11.07.2009 & License No. 21 7 22 of 2016 dated 17.11.2016) with respect to in Sector- 28, Gurugram being developed by Essel Housing Projects Pvt. Ltd.**

Reference your letter dated 11.10.2019 for permission to re- erect the Buildings in TOD permission granted area measuring 3.94375 acres falls under Licence No. 32 of 2009 dated 11.07.2009 (2.00 acres), License No. 21 of 2016 dated 17.11.2016 (0.19375 acres) & License no. 22 of 2016 dated 17.11.2016 (1.75 acres) part of the Goup Housing Colony measuring 36.51875 acres (License No. 48 of 1995 dated 20.12.1995, License No. 61 of 2004 dated 01.06.2004, License No. 32 & 33 of 2009 dated 11.07.2009 & License No. 21 7 22 of 2016 dated 17.11.2016) with respect to in Sector- 28, Gurugram.

The building plans were approved 'Provisionally' vide this office memo no. 3132 dated 03.02.2020 for the purpose of inviting objections/suggestions. STP, Gurugram vide memo no. 1417 dated 11.03.2020 has informed that they have not received any objections in respect of the amendments made in the building plans. Hence, permission is hereby granted for the aforesaid construction after charging the composition charges amounting to Rs.204139/- against construction 162.546 Sqm. raised without getting plan sanctioned and 540.263 Sqm. under internal changes added without sanctioning of building plans subject to the provisions of the Punjab Scheduled Roads & Controlled Areas Restriction of Unregulated Development Act, 1963 and Haryana Building Code-2017 subject to the following 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, 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.
3. That you shall abide by the TOD policy issued on 09.02.2016 and its amendments time to time.

13. You shall comply with the conditions laid down in the Memo No. 193520 dated 29.10.2019 of Superintending Engineer (HQ), HSVP, Panchkula (copy enclosed) and Memo No.67669 dated 27.11.2019 of Assistant Divisional Fire Officer (HQ).
14. You shall abide by the provisions of Haryana Apartment Ownership Act, 1983 and Rules framed thereunder. 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.
15. GENERAL: -
    (i) That the coloniser/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 coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
    (iv) 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.
    (v) That coloniser/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.
    (vi) 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.
    (vii) That you shall submit the scanned copy of the approved building plans of this scheme to this office from the issuance of this letter.
    (viii) That you shall deposit the labour cess in future, time to time as per construction of work done at site.
    (ix) That if any, site for Electric Sub Station is required, same will be provided by you in the colony.
    (x) 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.
    (xi) 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.
16. 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-

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 abovesaid 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.

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

DA/As above

9-6-2020

(Hitender Singh)
Architect(HQ)
For: Chief Town Planner Haryana -cum-Chairman,
Building Plan Approval Committee,
Town & Country Planning Department,
Haryana, Chandigarh.

Endst. No. ZP-20 Vol III/JD(AS)/2020/_____ 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, HSVP, Gurugram.
3. Senior Town Planner, Gurugram.
4. Superintending Engineer (HQ) HSVP, Panchkula.
5. District Town Planner, Gurugram.
6. District Town Planner (Enf.), Gurugram.
7. Fire Officer O/o Director , Urban Local Bodies, Haryana Chandigarh.
8. Nodal Officer, Website Updation.

(Hitender Singh)
Architect(HQ)
For: Chief Town Planner Haryana -cum-Chairman,
Building Plan Approval Committee,
Town & Country Planning Department,
Haryana, Chandigarh.