FORM 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 Bhavan,
Madhya Marg, Sector 18, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com
Website www.tcpharyana.gov.in.

To

Smt. Sangeeta Bhatia W/o Sh. Pawan Bhatia and others,
In collaboration with Elevate Edition Realtech Pvt. Ltd.,
10th Floor, Towre-D, Global Business Park,
MG Road, Gurugram - 122002.

Memo No. ZP-2349/PA(DK)/2026/ 35617 Dated 06-10-2026

**Subject:** **Approval of building plans of Phase-1 part of Group Housing Colony area measuring 10.525 acres (Licence No. 43 of 2026 dated 10.03.2026), Sector-63A, Gurugram being developed by Sm.t Sangeeta Bhatia W/o Sh. Pawan Bhatia and others in collaboration with Elevate Edition Realtech Pvt. Ltd.**

Reference your application dated 07.05.2026 and 14.09.2026 for permission to erect the buildings in Phase-1 part of Group Housing Colony area measuring 10.525 acres (Licence No. 43 of 2026 dated 10.03.2026), Sector-63A, Gurugram in accordance with the plans submitted with it after receipt of ₹ 39,93,103/- towards Infrastructure Development Charges for 15% additional FAR being considered as an incentive for providing green buildings as per IGBC norms in view of provision of Code 6.5 of Haryana Building Code, 2017.

Permission is hereby granted for the aforesaid construction, subject to the provisions of the Haryana Scheduled Roads & Controlled Areas Restriction of Unregulated Development Act, 1963 and Haryana Building Code-2017, subject to the following amendments, 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.

Further that: -

a) The building shall be constructed in accordance to the Structure Design by Structure Engineer and certified by Proof Consultant on prescribed FORM BR-V (A2).
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 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.

4. 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.

5. That you shall furnish the service plan/ estimate of this scheme in accordance with approved building plans.

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

7. The revenue Rasta if any passing through the site shall be kept unobstructed.

8. 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.

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

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

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

11. The provision of letter boxes for each dwelling unit shall be made at the ground floor of each building.

12. The basements shall be used for parking, services or as prescribed in the approved zoning plan and building plans. The parking lots proposed in the scheme shall be exclusively for the use of flat owners/residents of the group housing scheme. The parking lot shall not be leased out /transferred to any person who is not a flat owners /residents of the group housing complex.

13. That you shall comply with the conditions laid down in the memo no. 228747 dated 30.07.2026 of Chief Administrator, HSVP, Panchkula (Copy enclosed).

14. That you shall comply with the conditions laid down in the Memo No. 4963 dated 29.07.2026 of Director General, Directorate of Fire and Emergency Services, Haryana, Panchkula (Copy enclosed).

15. GENERAL: -

(i) That you 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 you shall strictly comply with the directions of MoEF Guidelines, 2010 while raising construction and comply with the instructions of Director, Town and Country Planning, Haryana, Chandigarh issued vide orders dated 14.5.2015 which is also available on the departmental website www.tcpharyana.gov.in.

(iii) 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.

(iv) That you shall submit the approved Electrical Service Plan from competent authority and certificate to this effect that adequate arrangement has been put in place before grant of occupation certificate.

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

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

(vii) That you 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.

(viii) That you 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.

(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.

(xii) That you shall abide the terms and conditions of the Undertaking/Affidavit submitted in the office of Administrator, HSVP, Gurugram in compliance of Order dated 16.07.2012 of the Hon'ble High Court and shall not extract groundwater for construction purposes.

(xiii) That you shall abide by the policies issued by the Department regarding allotment of EWS flats time to time.

(xiv) That the recovery of labour cess being made by the Department is interim in nature and that the final estimation of cost of construction and recovery of any deficiency in labour cess shall be done at the level of the 'assessing officer' designated for the purpose by the Labour Department, which shall be final and binding.

(xv) That you shall deposit the balance amount of Labour Cess in future, time to time as per progress in construction at site.

16. Environment: That you shall raise construction as per guidelines of MoEF-2010 issued regarding Building, Construction, Township and Area Development Projects.

17. 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/Misc392%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. The width of green belt will be kept 1.5 meter along boundary wall within site, along periphery.

(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.

18. That the community building shall be included by the colonizer 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 as per your undertaking dated 16.09.2026.

19. That you shall pay the differential amount, if applicable, as the revision in requisite fee & charges is under consideration within 30 days from the date of publication of the final notification.

20. That you shall provide the 100% electrical conduiting at site for making the provision of EV parking. Further, shall allocate the Electric Charging Spots with regard to parking spaces, as per norms which shall be disclosed at the time of submission of application for grant of Occupation Certificate.

21. On the basis of IGBC Platinum Rating duly submitted by the colonizer, and as per provision of Code 6.5 of Haryana Building Code, 2017, the additional FAR of 15% is allowed. Since, the final rating will be issued by IGBC after completion of total building complex/project, therefore, final occupation for three times 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 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
22. That you shall submit the proof regarding registration on Dust portal in case of plots measuring 500 sqm and above falling in National Capital Region (NCR) as per jurisdiction specified by Commission for Air Quality Management (CAQM), from time to time.
23. That you shall obtain the requisite NOC/permission from the competent authority regarding construction of food bridge and underground tunnel through 3 karam wide revenue rasta before raising construction at site.
24. 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.

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

DA/As above & One set of Building Plans.

(Hitesh Sharma)
Senior Town Planner (HQ),
Member Secretary
For: Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee,
Town & Country Planning Department,
Haryana, Chandigarh.

Endst. No. ZP-2349/PA(DK)/2026/_____ 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 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. Executive Engineer, GMDA, Gurugram.
4. Senior Town Planner, Gurugram along with one set of approved building plans.
5. Superintending Engineer, HSVP, Panchkula.
6. District Town Planner, Gurugram.
7. District Town Planner (E), Gurugram.
8. Nodal Officer, website updation.
9. Deputy Director, Directorate Fire Service, Haryana, Panchkula.

***Encl: as above***

(Hitesh Sharma)
Senior Town Planner (HQ),
Member Secretary
For: Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee,
Town & Country Planning Department,
Haryana, Chandigarh.