BR-III

(See Rule 44)

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
SCO No. 71-75, SECTOR-17C, CHANDIGARH.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851, E-mail: tcphry@gmail.com
Website www.tcpharyana.gov.in

Memo No. ZP-372/SD (DK)/2014/ 24039 Dated 14/10/14

To

Karni Infrastructure and Properties Pvt. Ltd.,
Plot No. 375, Sector-27,
Gurgaon-122002.

Subject:- Approval of revised building plans of group housing (including 2 Nos. Nursery Schools measuring 0.20 acre each) measuring 12.126 acres (Licence No. 35 of 2008 dated 26.02.2008) in Sector-4A, Bahadurgarh, Distt. Jhajjar.

Reference your application dated 08.07.2014 for permission to erect the buildings in group housing (including 2 Nos. Nursery Schools measuring 0.20 acre each) measuring 12.126 acres (Licence No. 35 of 2008 dated 26.02.2008) in Sector-4A, Bahadurgarh, Distt. Jhajjar in accordance with the plans submitted with it.

It is to inform you that the **"Provisional"** building plans was approved vide this office memo No. 11095 dated 28.05.2014 with a condition that the variations should be published in three Newspapers and displayed at various locations. As per report you have issued the Public Notice on 05.06.2014 about the building plans being revised in three Newspapers namely The Times of India (English) and The Tribune (English) and Punjab Kesri (Hindi). The DTP, Jhajjar vide his office Endst no. 2679 dated 13.08.2014 and STP, Rohtak vide his office memo no. 420 dated 27.08.2014 have reported that no complaints/observations from the flat holders have been received on the revision of the building plans. Further, you have submitted an undertaking dated 30.05.2014 through your Authorized Signatory, Sh. Prince Chhabra, mentioning that you have not received any objection from existing flats holders/stake holders if any/general public about this revision in the building plans through a public notice in the Newspapers.

In view of above your request to consider the earlier approved "Provisional Building Plans" as "Final" has been examined and it has been decided to consider the earlier approved "Provisional" building plans vide this office memo No. 11095 dated 28.05.2014 as "Final Building Plans" and 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 there under along with special reference to 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 license 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 provision of NBC and relevant I.S. Code for all seismic load, all dead and live loads, wind pressure and structural safety from earth quake 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/FIRE FIGHTING:-

It is clear that the appropriate provision for Fire Fighting arrangement as required in National Building Code/ISI should be provided by you and Fire Fighting Safety Certificate shall be obtained before undertaking any construction, you shall be sole responsible for Fire Fighting arrangement.

Further, you shall also prepare and submit the plans in triplicate to M.C., Bahadurgarh 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 M.C., Bahadurgarh after satisfying himself that the entire fire protection measures proposed for the above buildings are as per NBC and other Fire Safety Bye Laws, forward the same to the Director, Urban Local Bodies Department, Haryana who 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 along with a set of plans duly signed by the M.C., Bahadurgarh 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 the Director unless he is satisfied that adequate fire fighting measures have been installed by you and suitable external fire fighting infrastructure has been created at Bahadurgarh, A clearance to this effect shall be obtained from the M.C., Bahadurgarh before grant of occupation certificate by the Director General.

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

5. 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.
6. 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.
7. Based on the actual estimated cost of internal development of the group housing colony you shall furnish additional bank guarantee if required within 60 days of approval of the service plans.
8. The revenue Rasta if any passing through the site shall be kept unobstructed.
9. 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.
10. The layout showing the electric installation shall have to be got approved from the Chief Electrical Inspector, Haryana before execution of work at site.
11. 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 General 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 favour.
12. Before grant of occupation certificate, you shall have to submit a notice of a completion of the building in form BR-IV along with BR-V regarding completion of works described in the plans and it shall be accompanied by:-

(i) DPC Certificate issued by DTP, Jhajjar.

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

(iii) A clearance from Fire Safety point of view from the M.C., Bahadurgarh.

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 top of the building block. The capacity of the tank as shown on the plan and down take system thereof is as under:-

Sr. No	Name of Building Block	Capacity of tank for Domestic uses (in Liters.)	Up pipe (In MM)	Down pipe (In MM)
1.	Tower-A to K (11 Nos.) (Dom)	11 x 15000	50 mm	65/50/40/32/25/20 mm

	Flushing	11 x 7000	40 mm	50/40/32/25/20 mm
2.	Tower-L & M (Dom)	2 x 18000	65 mm	65/50/40/32/25/20 mm
	Flushing	2 x 10000	50 mm	50/40/32/25/20 mm
3.	EWS (Dom)	1 x 30000	65 mm	50/40/32/25/20 mm
	Flushing	1 X 20000	50 mm	40/32/25/20 mm
4.	Community Building (Dom)	1 x 7000	32 mm	32/25/20 mm
	Flushing	1 x 3000	25 mm	25/20 mm
5.	Nursery School-1 & 2 (Dom)	2 x 3000	20 mm	25/20 mm
6.	Shopping Centre (Dom)	1 x 2000	20 mm	25/20 mm
	Flushing	1 x 1000	20 mm	25/20 mm
	RCC UGT (Dom)	400 KL		

(ii) Inlet pipes from down take to toilet shall be 25/20/15 mm dia as shown on the plans and connection to each individual fixture shall be 15 mm dia.

(iii) The adequate booster pumps to boost the water in the water tanks with 100% standby arrangement shall 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 Gen. 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 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 100/75 mm dia as shown on the plans and soil stack shall be 100 mm dia.

(iv) All F.T. shall be 75 mm dia.

(v) All W.C. shall be provided with high / low level flushing cistern. The capacity of flushing cistern shall be of 8 Ltrs.

(vi) All pipes from waste water stack to I.C. and I.C. to manhole shall be 100 mm dia as shown on the plans.

(vii) Suitable approach/ ventilation arrangement shall be provided by you by providing inspection window/ duct etc. for repairing of piping system.

(viii) No tap or outlet of any kind will be provided from the flushing line/plumbing lines for recycled water except for connection to the cistern of flushing tanks.

15. STORM WATER DRAINAGE:-

(I) You have provided single level basement below for parking/services only. For draining out of the wash water/rain water accumulated in the basement shall be collected through covered channel of 300 mm wide to the sumps at different places and from 350 LPM capacity at 7.0 Heads. Thus, it may be made clear to you that you will be solely responsible for pumping out of rain water/wash water etc. all the time and 100% stand pumps alternate power supply arrangement shall also be provided in case of failure of electricity and breakdown.

(Ii) All external storm water drainage shall be provided suitably so as to disposal of rainwater in to the existing system of the colony.

(Iii) All rainwater stack pipe shall be 100/150 mm dia pipes as shown on the plans.

(iv) It is made clear that roof top rain harvesting system shall be provided as per Central Ground Water Authority norms/ Haryana Govt. Notification as applicable and shall be kept operational all the time.

16. GENERAL: -

(I) Recycled water is proposed to be utilized for flushing purposes. 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.

(ii) No cross connection between recycled water system and potable water system shall be made.

(iii) All plumbing pipes fittings, valves of flushing system pipe will be of red color or painted red. In case of embedded pipes. Marker taps of Red Color 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.

(iv) Recycled water pipes and potable water pipes will be fixed in separate chases and a minimum horizontal distance of 6" (150 mm) will be mentioned between them. In case of cross suitably colored/taped sleeve shall be used.

(v) 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.

(vi) All pipes, fixtures, fitting, pumps, Gen. set and filtration plan etc. shall be conforming to relevant IS specification and ISI marked.

(vii) Proper filtration plant shall be provided by you for filtration and recycling of the water of the swimming pool only small quantity of water shall be used for replacement of water in the swimming pool.

(viii) The replacement water shall be disposed off by you by using the same for watering of landscaped area in your colony or the same is disposed off into the rain water harvesting system.

(ix) That you shall provide the minimum open able aperture of 1/8th of the floor area of the habitable room and in case of kitchen the area of opening shall be increased by 25%.

(x) That you 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.

(xi) 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.

(xii) That you shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.

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

(xiv) That you shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.

(xv) The community building/buildings shall be constructed by the colonizer/owner as per provisions of The Haryana Development and Regulation of Urban Areas (Amendment and Validation) Act No. 4 of 2012, failing which, the said site shall vest with the Government.

(xvi) 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 user, Braille symbols and auditory signals in elevators or lifts and other relevant measures for Hospitals, Primary Health Centres and other medical care and rehabilitation units.

(xvii) That you shall issue the advertisement for allotment of EWS Flats within one month from the date of issuance of sanction letter of the building plans and complete the allotment process within six month.

(xviii) That you shall construct the EWS Flats within two years.

(xix) 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.

(xx) The responsibility of laying and maintaining (including quality and design etc.) of internal public health services shall be entirely of the owner/supervising Architect/Engineer of the scheme.

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

(xxii) That you shall submit the soft copy of the approved building plans of this scheme 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/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

Endst. No: - ZP-372/SD (DK)/2014/_____Dated _____

A copy is forwarded to the following for information: -

1. Director, Urban Local Bodies, Haryana, Chandigarh.
2. The Director, Renewable Energy Department, Haryana & HAREDA, SCO-48, Sector-26, Chandigarh.
3. Joint Director Environment Haryana-cum Secretary, SEAC, SCO No. 1-3, Sector-17-D Chandigarh.
4. Labour Commissioner-cum-Chief Inspector of Factories, Haryana, Chandigarh
5. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
6. Superintending Engineer (HQ), HUDA, Panchkula w.r.t. his office memo no. 33 dated 21.01.2014.
7. Senior Town Planner, Rohtak w.r.t. his office memo no. 19 dated 09.01.2014 along with one set of building plans.
8. District Town Planner, Jhajjar.

Encl: as above

(S.K.Sehrawat)
District Town Planner (HQ),
Member Secretary,
For: Chief Town Planner, Haryana-cum- Chairman,
Building Plan Approval Committee.