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

EMAAR BUSINESS PARK,
MG Road, Sikanderpur
Setor-28, Gurugram.-122002
(Applicant)

Memo no. 5012 Dated: 21-10-26

Subject: **Approval of proposed building plan of Commercial-2, over an area measuring 1.548 acres falling in licence no. 97 of 2010 dated 18.11.2010, 41 of 2011 dated 03.05.2011, 101 of 2023 dated 06.05.2023 and 265 of 2025 dated 31.12.2025 granted for residential plotted colony over an area measuring 114.419 acres situated in the revenue estate of village Badshahpur & Maidawas, Sector-65 & 66, Gurugram.**

Reference:- The applicant application dated 14.09.2026.

The above referred application has been considered by the Building Plan approval committee as per its proceeding dated 14.10.2026 and permission is hereby granted for Commercial 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 permission.
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. The applicant will get the setbacks of the building(s) checked at Plinth level and obtain a DPC Certificate before proceeding with Super-Structure.
4. The applicant shall register such sites/plots on dust portal of Haryana State Pollution Control Board, if required.
5. The applicant 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.
6. 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 favour of the applicant.
7. 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.
8. Before grant of Occupation Certificate, the applicant 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) The applicant 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 Executive Engineer, Dew Division, TWW, Division, GMDA, Gurugram vide memo no. GMDA/TWW/2026/121 dated 14.08.2026.

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.

9. FIRE SAFETY:

(i) The applicant shall also prepare and submit the Plan in triplicate to, Competent Authority 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 Competent Authority 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 Competent Authority 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 unless Competent Authority satisfied that adequate fire fighting measures have been installed by the applicant firm and suitable external fire fighting infrastructure has been developed at site.

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

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

12. 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.

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

14. The applicant shall use only LED (Light Emitting Diode) fitting for internal lighting as well as campus lighting.

15. The applicant 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".

16. Environment

The applicant shall strictly comply with the directions of MOEF Guidelines, 2010 while raising construction. In addition, the applicant 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) The applicant shall put tarpaulin on scaffolding around the area of construction and the building.

(ii) The construction material of any kind that is stored in the site will be fully covered in all respect so that it does not disperse in the Air in any form and shall not be kept on any of the street/road.

(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) The applicant shall ensure 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 Rs. 50,000/- per default in relation to construction activity at its site and Rs. 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) 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.

(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.

17. The applicant 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. Superintending Engineer-I, HSVP, Gurugram w.r.t their office Memo No. 295129 dated 01.10.2026 conveying approval from public health point of view.
3. District Town Planner (Enf.), Gurugram.
4. District Town Planner (P), Gurugram. w.r.t their office Memo No. 8391 dated 12.10.2026.
5. Executive Engineer, TWW, Division, GMDA, Gurugram vide memo no. GMDA/TWW/2026/121 dated 14.08.2026.
6. Regional Officer, 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 be ensured.
7. Deputy Director (Tech.) Fire Station, Sector-29, Gurugram.
8. Secretary, Haryana Building and Other Construction Workers Welfare Board Panchkula with intimation of payment etc.

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