



हरियाणा शहरी विकास प्राधिकरण

O/o Chief Town Planner
HARYANA SHEHRI VIKAS PRADHIKARAN

Phone : 0172-2560605
Website : www.hsvphry.org.in
Email id : ctphsvp4@gmail.com
Address : C-3 HSVP HQ Sector-6
Panchkula

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

To

✓ The Unique Defence, CGHS Ltd,
H.No. 1610C, Sector-24,
Panipat.

Memo no. CTP/DTP(N)/298124

Dated: 10/09/25

Subject: Regarding approval of Building Plan of GH-1, Sector-13 & 17 Panipat.

Reference to applicant representation dated 07.05.2025 for permission to erect the Building Plan of Group Housing site no. GH-1, Sector-13 & 17 Panipat.

Permission is hereby granted for the aforesaid construction as per the provisions of Haryana Building Code-2017, subject to the following amendments, terms and conditions:-

1. The plans are valid for a period of 5 years for the multi-storeyed buildings from the date of issuance of sanctioned Building Plans i.e. 08.09.2025
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 Structural Design submitted by Structural Engineer (Sh. Manish Gupta).
- b) All material to be used for erection of building shall conform to I.S.I. and N.B.C.-2016 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 owner 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 CA, HSVP. Further, only figured dimensions shall be followed and in case of any variation in the plans, prior approval of CA, HSVP shall be pre-requisite.

5. 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.

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



7. 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.
8. That regarding Public Health point of view, the applicant company shall comply with the conditions laid down in the memo no. 179774 dated 03.06.2025 of SE (HQ), HSVP Panchkula (**Copy enclosed**).
9. That regarding Fire Safety point of view, the applicant company shall comply with the conditions laid down in the memo no. 7374 dated 14.07.2025 of Joint Director, Directorate of Fire and Emergency Services, Haryana, Panchkula (**Copy enclosed**).
10. **GENERAL: -**
 - (i) That applicant company 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 applicant company 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.
 - (iii) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 - (iv) That you shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 - (v) That applicant company 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.
 - (vi) That applicant company 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.
 - (vii) 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.
 - (viii) That applicant company 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.
 - (ix) That applicant company shall submit an Undertaking/Affidavit regarding compliance of Order dated 16.07.2012 of the Hon'ble High Court and shall not extract groundwater for construction purposes.
 - (x) That applicant company shall not construct the building beyond 30.0 mtrs. without getting the valid NOC from AAI.
 - (xi) 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



हरियाणा शहरी विकास प्राधिकरण

O/o Chief Town Planner
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Address : C-3 HSVP HQ Sector-6
Panchkula

'assessing officer' designated for the purpose by the Labour Department, which shall be final and binding.

- (xii) That applicant company shall deposit the balance amount of Labour Cess in future, time to time as per progress in construction at site.
11. Environment: That applicant company shall raise construction as per guidelines of MoEF-2010 issued regarding Building, Construction, Township and Area Development Projects.
12. In addition, 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) Applicant company 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 applicant company 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) 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.
13. That applicant company 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 ab initio, if any of the conditions mentioned above are not complied with.
DA/As above & One set of Building Plans.**

Nain

(Narender Nain)
District Town Planner (HQ)
Member Secretary
for Chief Town Planner, HSVP-cum-Chairman,
Building Plan Approval Committee.

Endst. No. CTP/DTP(N)/KS/

Dated:

A copy of the above is forwarded to the following for information:-

1. The Senior Town Planner, Rohtak.
2. The Superintending Engineer (HQ), HSVP, Panchkula.

(Narender Nain)
District Town Planner (HQ)
Member Secretary
for Chief Town Planner, HSVP-cum-Chairman,
Building Plan Approval Committee.

Endst. No. CTP/DTP(N)/KS/

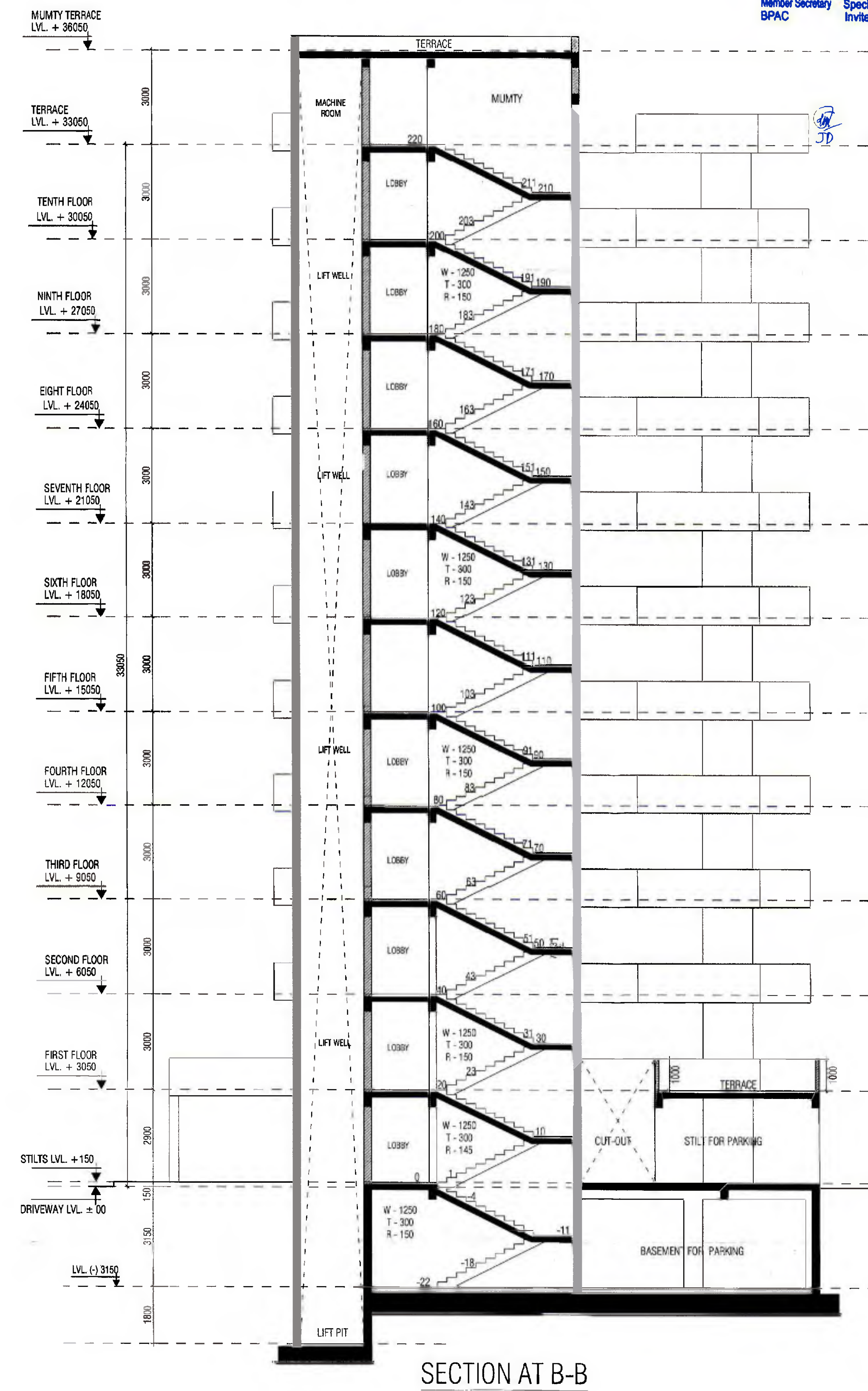
Dated:

A copy of the above is forwarded to the following for information:-

1. The Joint Director (Technical) O/o Directorate, Fire Services Haryana.
2. Estate Officer, HSVP, Panipat, alongwith one set of Building Plans (**Copy attached**).

(Narender Nain)
District Town Planner (HQ)
Member Secretary
for Chief Town Planner, HSVP-cum-Chairman,
Building Plan Approval Committee.

DTP (HQ) STP (HQ) CTP
Member Secretary Special Invite Chairman
BPAC BPAC BPAC



PROJECT
PROPOSED SOCIETY BUILDING PLAN
THE UNIQUE DEFENCE Co-op GROUP HOUSING SOCIETY LTD.
PLOT NO. G.H.-1, SEC- 13/17, PANIPAT.

TITLE

BUILDING SECTIONS



SHEET NO.:- 06
SCALE:- 1: 100 on A1
DATE:-

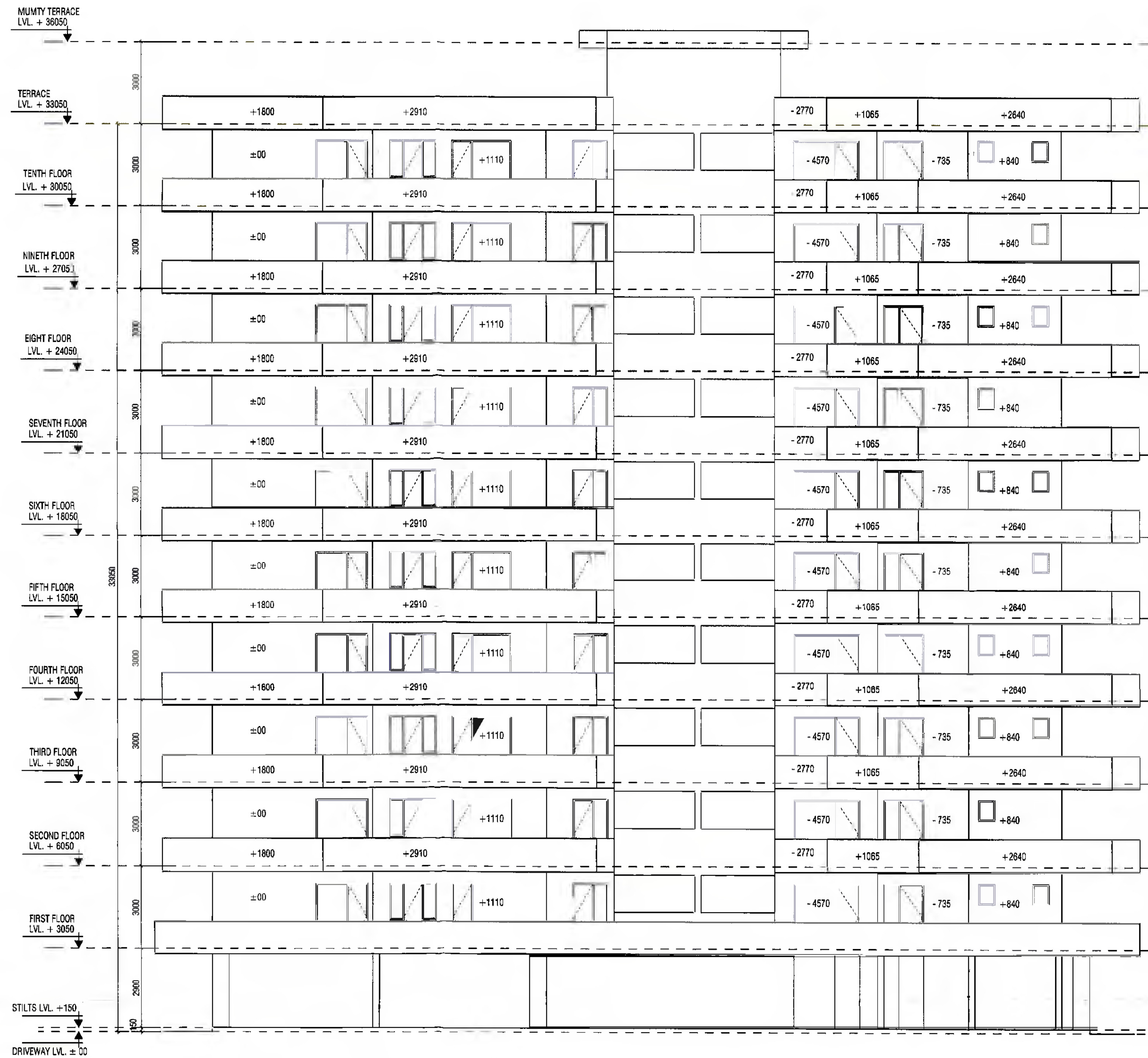
ARCHITECT

Ar. Neeraj Chaudhary
CA/2010/47910

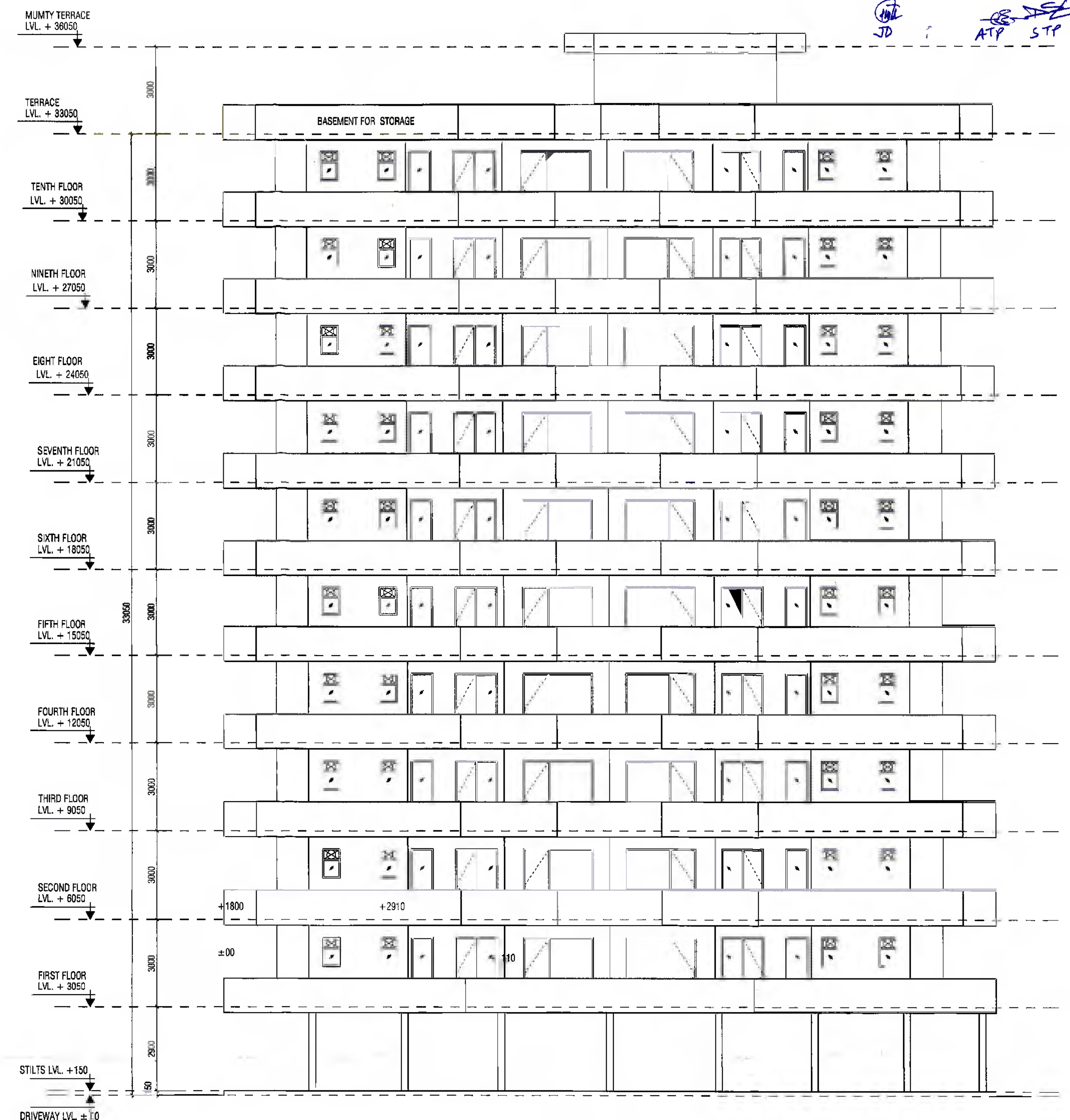
OWNER

The Unique Defence Co-op.
Group Housing Society Ltd.
Auth. Signature

DTP (HQ) Member Secretary BPAC
STP (HQ) Special Invitee
CTP Chairman BPAC



FRONT ELEVATION



LEFT SIDE ELEVATION

PROJECT
PROPOSED SOCIETY BUILDING PLAN
THE UNIQUE DEFENCE Co-op GROUP HOUSING SOCIETY LTD.
PLOT NO. G.H.- 1, SEC- 13/17, PANIPAT.

TITLE
BUILDING ELEVATIONS



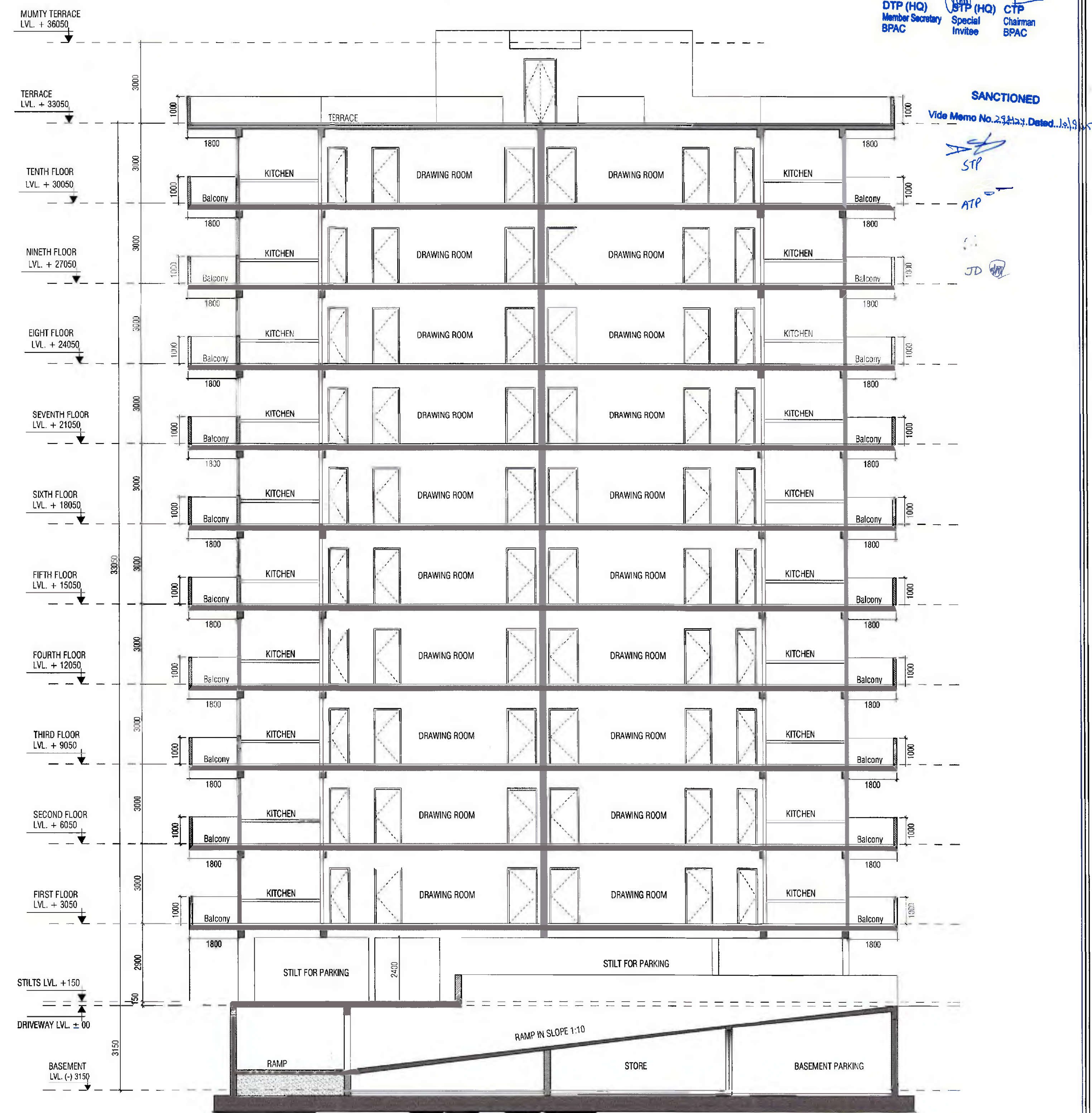
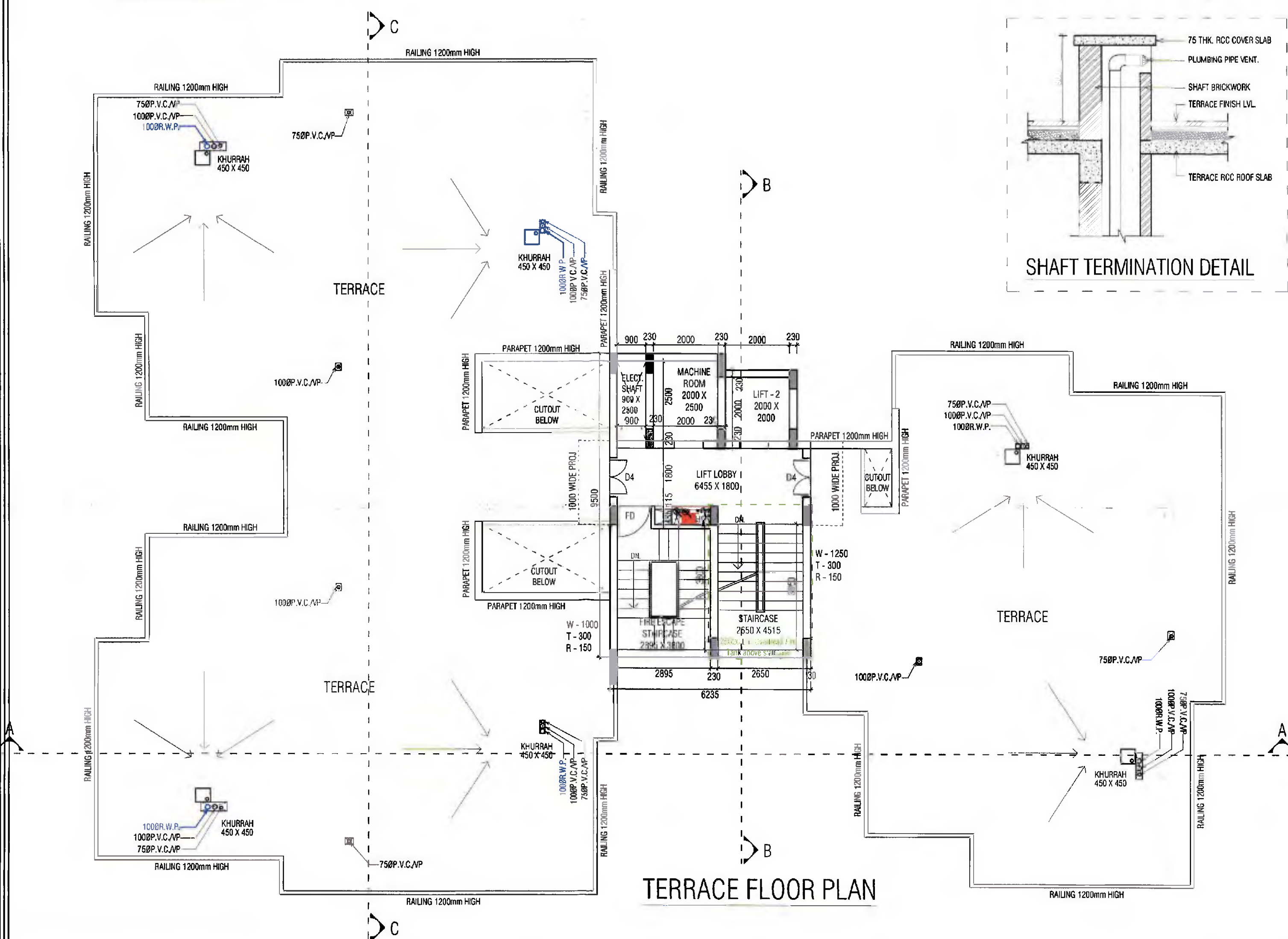
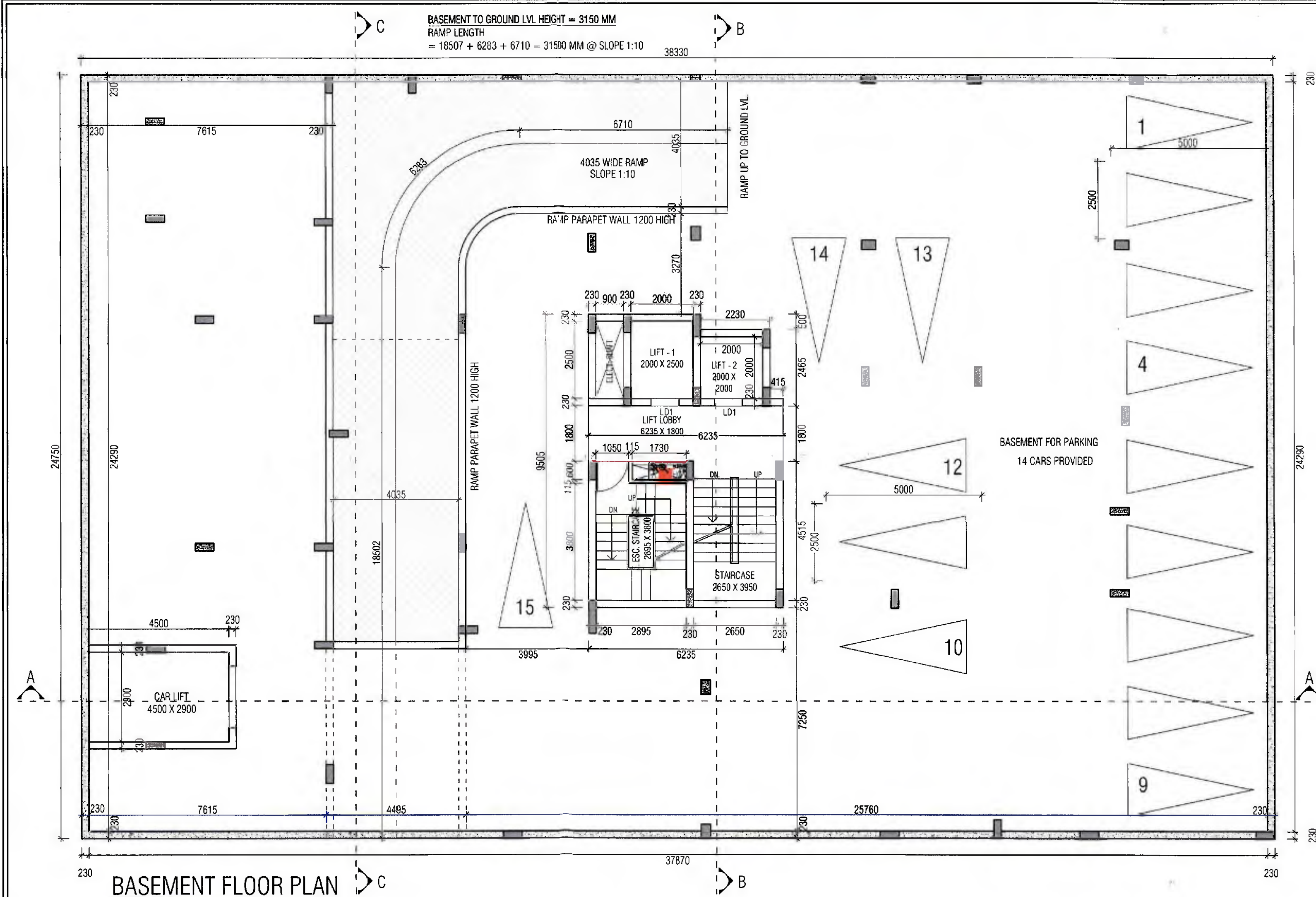
SHEET NO.- 05
SCALE:- 1: 100 on A1
DATE:-

ARCHITECT

Ar. Neeraj Chaudhary
CA/2010/47910

OWNER

The Unique Defence Co-op.
Group Housing Society Ltd.
Signature



JOINERY DETAIL			
F.D	- 1050 X 2100	V2/EF	- 600 X 1000
D1	- 750 X 2100	DW1	- 1250 X 2475
D2	- 1000 X 2400	DW2	- 1450 X 2475
D3	- 1100 X 2400	DW3	- 1690 X 2475
D4	- 1200 X 2400	DW4	- 1850 X 2475
W1	- 600 X 1800	DW5	- 2130 X 2475
W2	- 750 X 1800	DW6	- 2375 X 2475
V1/EF	- 450 X 1000		

- NOTE:**
1. AREAS WITHOUT DIRECT LIGHT & VENTILATION WILL BE MECHANICALLY VENTILATED.
 2. ALL THE LIFTS HAVE THE PROVISION OF FIRE MAN'S SWITCH
 3. FIRE DOORS PROVIDED SHALL BE AS PER THE GUIDELINES OF NATIONAL BUILDING CODES & LOCAL FIRE DEPARTMENT NORMS.
 4. 24 HOURS POWER BACK-UP WILL BE PROVIDED .

- Note :
- < LIFT 1 - 2000 x 2500 - 13 Passenger - 1000 Kg Capacity
 - < LIFT 2 - 2000 x 2000 - 10 Passenger - 800 Kg Capacity
 - < LIFT DOORS (LD1) - 900 X 2000

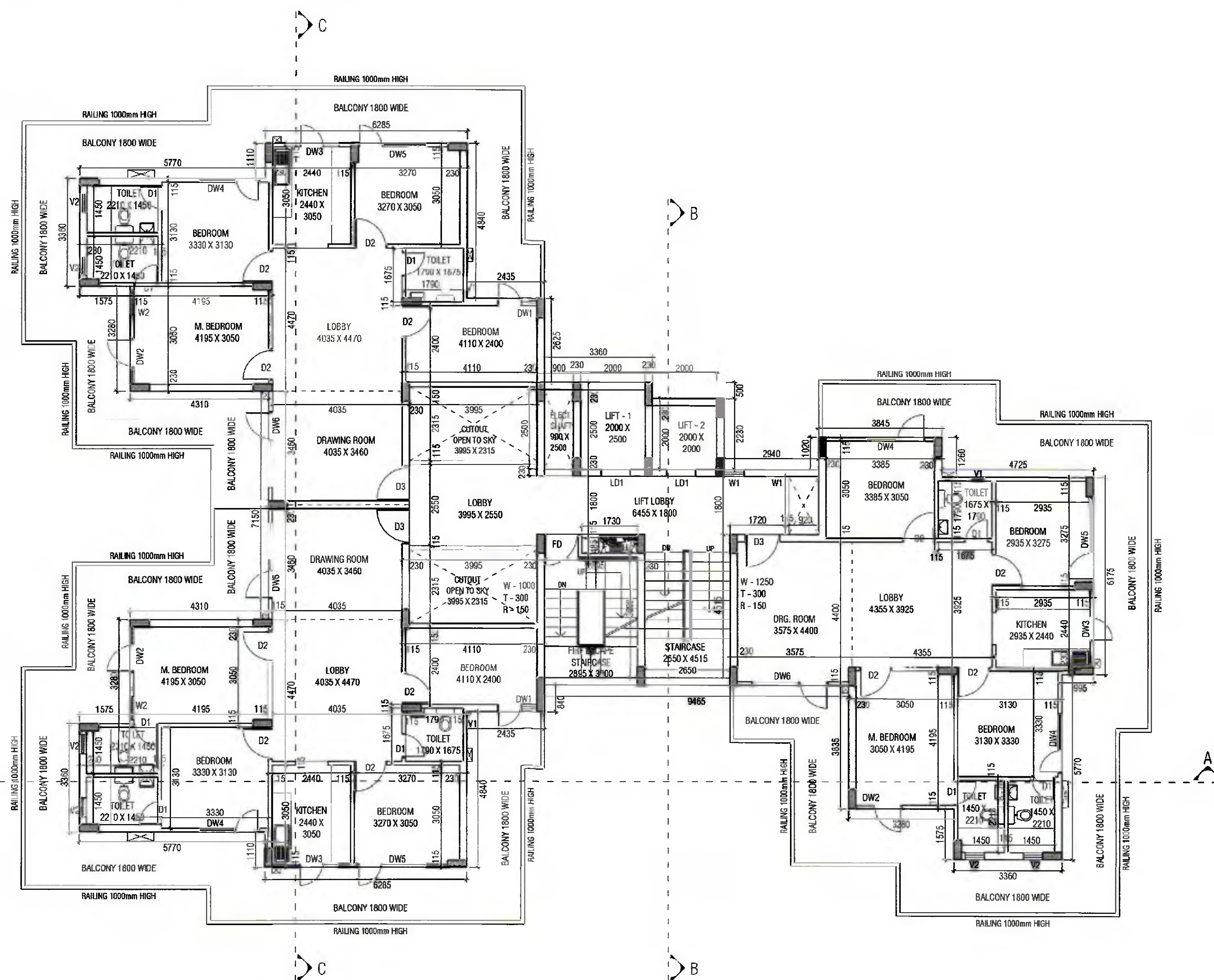
TITLE	FLOOR PLANS - 3 & BUILDING SECTION
SUBJECT	PROPOSED SOCIETY BUILDING PLAN THE UNIQUE DEFENCE Co-op GROUP HOUSING SOCIETY LTD. PLOT NO. G.H.- 1, SEC- 13/17, PANIPAT.

OWNER		NORTH	SHEET NO.:-	04
			SCALE:- 1: 100 on A1	
			DATE:-	
ARCHITECT	Ar. Neeraj Chaudhary CA/2010/47910			
	The Unique Defence Co-op. Group Housing Society Ltd. Signature			

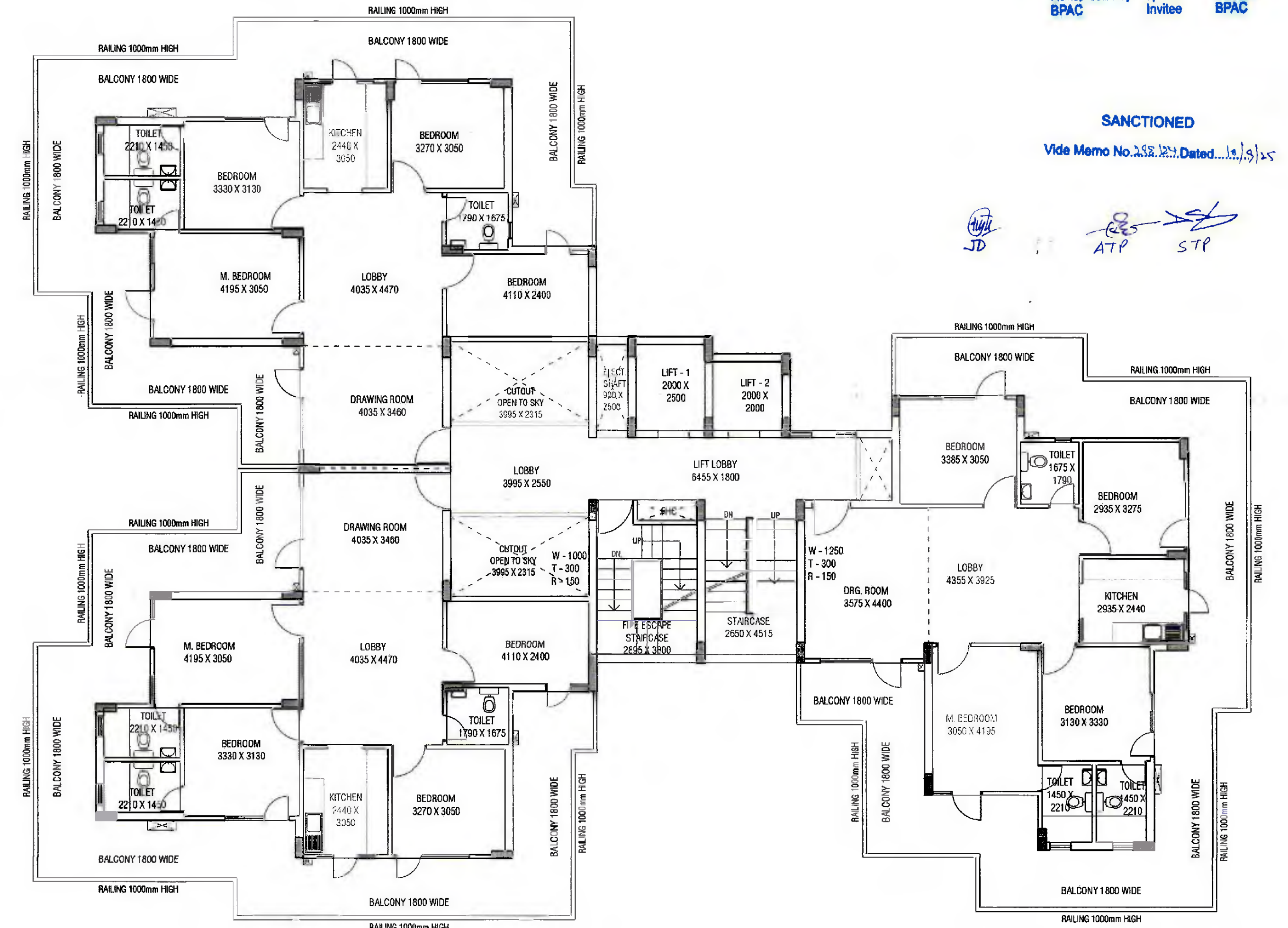
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Vide Memo No. 2582 Dated 11/9/15

JD ATP STP

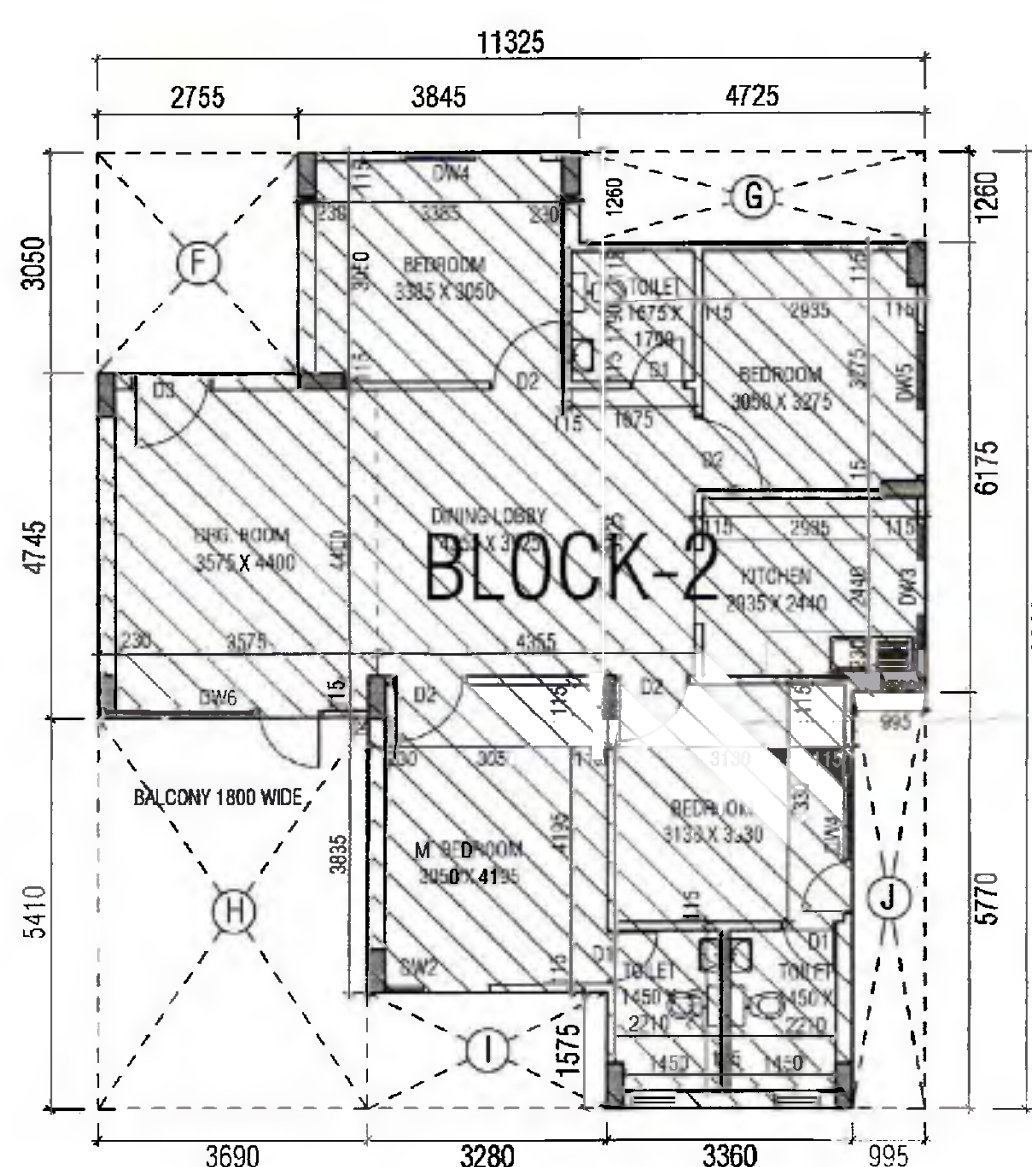


TYPICAL FLOOR PLAN (2nd to 10th FLOOR)



TYPICAL FLOOR - PLUMBING LAYOUT PLAN

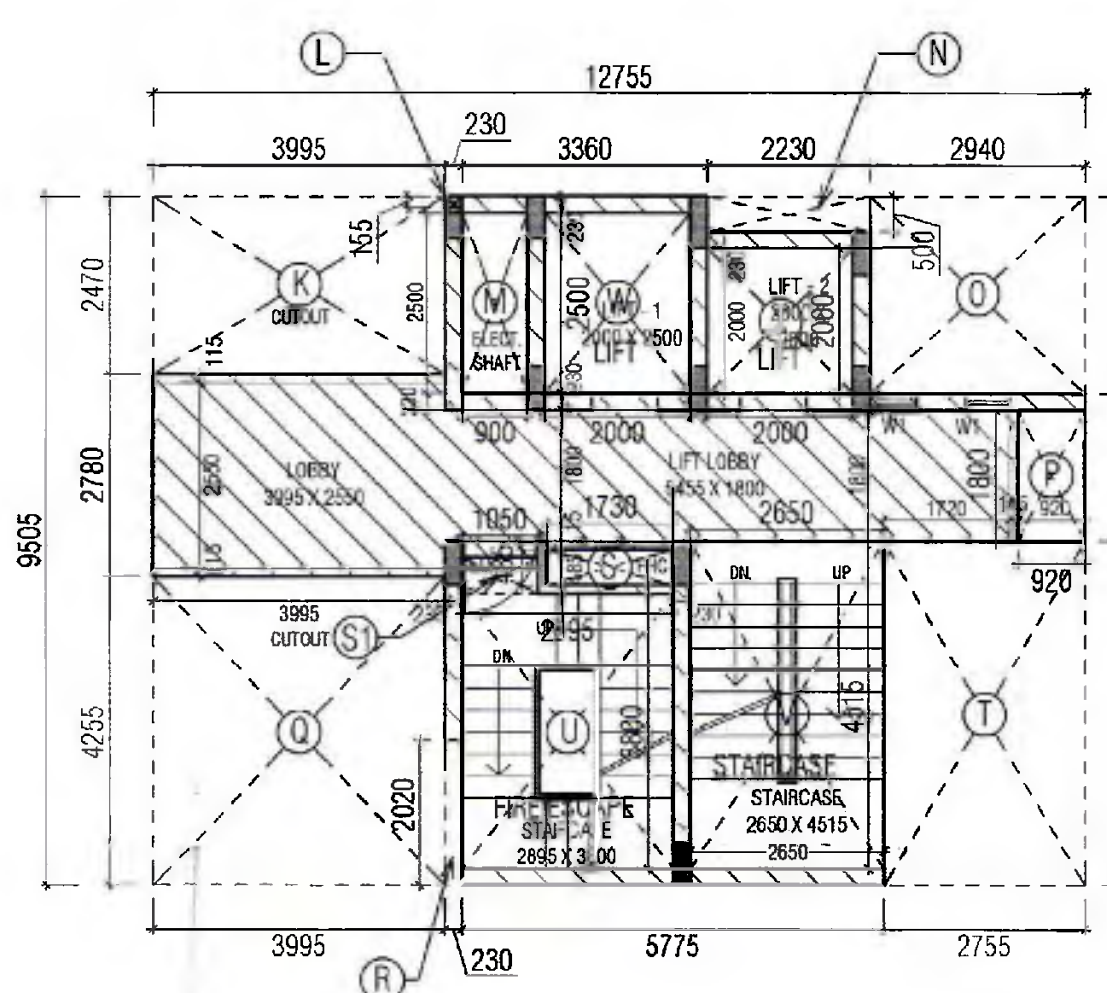
JOINERY DETAIL			
F.D	- 1050 X 2100	V2/EF	- 600 X 1000
D1	- 750 X 2100	DW1	- 1250 X 2475
D2	- 1000 X 2400	DW2	- 1450 X 2475
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V1/EF	- 450 X 1000		



BLOCK 2 - AREA DIAGRAM

Block - 2 Area Cutout Details				
Sr. No.	Length mtr	Breadth Mtr	Nos.	Area (sqm)
F	2.755	3.050	1	8.403
G	4.725	1.260	1	5.954
H	3.690	5.410	1	19.963
I	3.280	1.575	1	5.166
J	0.995	5.770	1	5.741
Total Deduction Area				45.226

AREA OF SINGLE UNIT - (BLOCK- 2)
= (11.325 X 13.205) - (F + G + H + I + J)
= 149.546 (-) 45.226 = 104.320 SQ.MT.



BLOCK 3 - AREA DIAGRAM

Block - 3 Area Cutout Details				
Sr. No.	Length mtr	Breadth Mtr	Nos.	Area (sqm)
K	3.995	2.470	1	9.808
L	0.230	0.155	1	0.036
M	0.900	2.500	1	2.250
N	2.230	0.500	1	1.115
O	2.940	2.730	1	8.026
P	0.920	1.800	1	1.656
Q	3.995	4.255	1	16.999
R	0.230	2.020	1	0.465
S	1.730	0.485	1	0.839
S1	1.050	0.485	1	0.509
T	2.755	4.745	1	13.072
U	2.895	3.800	1	11.001
V	2.650	4.515	1	11.965
W	2.000	2.500	1	5.000
X	2.000	2.000	1	4.000
Total Deduction Area				86.800

TYPICAL FLOOR COMMON AREA DETAIL (incl. in FAR)
= (12.755 X 9.505) - (K + L + M + N + O + P + Q + R + S + S1 + T + U + V + W + X)
= 121.236 - 86.800 = 34.436 SQ.MT.

TYPICAL FLOOR STAIRCASE AREA (not incl. in FAR)
= Area of S1 + U + V = 23.475 SQ.MT.

Area of Staircase									
Sr. No..	Length mtr		Breadth Mtr		Nos.		Area (sqm)		
S1	=	1.050	x	0.485	x	1	=	0.509	
U	=	2.895	x	3.800	x	1	=	11.001	
V	=	2.650	x	4.515	x	1	=	11.965	
Total Deduction Area								23.475	

- NOTE:
- AREAS WITHOUT DIRECT LIGHT & VENTILATION WILL BE MECHANICALLY VENTILATED.
 - ALL THE LIFTS HAVE THE PROVISION OF FIRE MANS SWITCH.
 - FIRE DOORS PROVIDED SHALL BE AS PER THE GUIDELINES OF NATIONAL BUILDING CODES & LOCAL FIRE DEPARTMENT NORMS.
 - 24 HOURS POWER BACK-UP WILL BE PROVIDED.
 - OUTER WALL AS PER BLOCK SIZE 180mm.

- Note:
- LIFT 1 - 2000 X 2500 - 13 Passenger - 1000 Kg Capacity
 - LIFT 2 - 2000 X 2000 - 10 Passenger - 800 Kg Capacity
 - LIFT DOORS (LD1) - 900 X 2000

TITLE

FLOOR PLANS - 2
& AREA DIAGRAMS

NORTH

SHEET NO.:- 03

SCALE:- 1: 100 on A1

DATE:-

PROJECT

PROPOSED SOCIETY BUILDING PLAN
THE UNIQUE DEFENCE Co-op GROUP
HOUSING SOCIETY LTD.
PLOT NO. G.H.- 1, SEC- 13/17, PANIPAT.

ARCHITECT

The Unique Defence Co-op
Group Housing Society Ltd.
Auth. Signatory

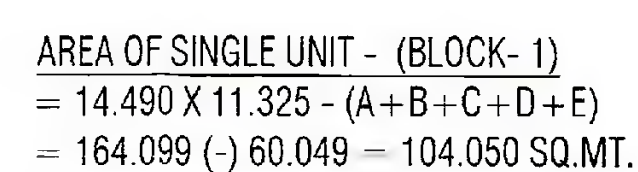
OWNER

SANCTIONED

Vide Memo No. 2.921212 Dated... 12/9/25

ATP STP



Block - 4 Area Cutout Details						
Sr. No..	Length mtr	Breadth Mtr	Nos.	Area (sqm)		
Y =	2.230	x 0.500	x 1 =	1.11		
Z =	0.415	x 2.730	x 1 =	1.13		
Total Deduction Area				2.24		



Block - 4 Area Cutout Details						
Sr. No..	Length mtr	Breadth Mtr	Nos.	Area (sqm)		
Y =	2.230	x 0.500	x 1 =	1.11		
Z =	0.415	x 2.730	x 1 =	1.13		
Total Deduction Area				2.24		

AREA OF STILT FLOOR (incl. in FAR) - BLOCK-3
 $= 6.235 \times 9.500 + 4.96 \times 3.36 - (Y+Z)$
 $= 59.233 + 16.666 - 2.248$
 $= 73.651 \text{ SQ. MT.}$

AREA OF MUMTY & MACHINE ROOM
- NOT INCLU. IN FAR (BLOCK-3)
= (6.235 X 9.500) - (Y+Z)
= 59.233 - 2.248 = 56.985 SQ.MT.

JOINERY DETAIL			
F.D	- 1050 X 2100	V2/EF	- 600 X 1000
D1	- 750 X 2100	DW1	- 1250 X 2475
D2	- 1000 X 2400	DW2	- 1450 X 2475
D3	- 1100 X 2400	DW3	- 1690 X 2475
D4	- 1200 X 2400	DW4	- 1850 X 2475
W1	- 600 X 1800	DW5	- 2130 X 2475
W2	- 750 X 1800	DW6	- 2375 X 2475
V1/EF	- 450 X 1000		

FLOOR PLANS - 1 & AREA DIAGRAMS



SHEET NO.:-	02
SCALE:-	1: 100 on A1
DATE:-	

PROPOSED SOCIETY BUILDING PLAN
THE UNIQUE DEFENCE Co-op GROUP
HOUSING SOCIETY LTD.
PLOT NO. G.H.- 1, SEC- 13/17, PANIPAT.

PROJECT

WHITE

City	OWNER
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The Unique Defence Co-op
Group Housing Society Ltd

