

**GURUGRAM METROPOLITAN DEVELOPMENT AUTHORITY****E-mail: xen3infra2.gmda@gmda.gov.in**

To

M/s Boxacres Developers Pvt. Ltd.
A/GF-03, Ground Floor, KH No. 369-379, 371/1,
Village Sultanpur, MG Centrum, Gadaipur,
South West Delhi, New Delhi
Email ID: reachus@aura-world.com

Gurugram/Date 23.02.2026

Subject: - Assurance for water supply of 15 KLD drinking water for labour of construction work and 230 KLD of Retirement Housing Project under Retirement Housing Policy dated 04.11.2024 over an area measuring 4.5068 acres in the revenue estate of Village Naurangpur, Sector 79, Gurugram – M/s Boxacres Developers Pvt. Ltd.

Please refer to your application dated 23.02.2026, it is intimated that the work of providing master water supply services in the said area is in progress and also the work of construction of additional water treatment plant is in progress. The new water connection to the license cited under subject will be provided as soon as the work is completed. It is hereby assured that the required water supply as per approved service estimate will be made available after completion of master services by GMDA.

It is for your information and necessary action.

**Executive Engineer-IV
W/S Division, Infra-II
GMDA, Gurugram**

BOXACRES DEVELOPERS PRIVATE LIMITED**CIN: U70200DL2020PTC369545**

Dated: -23-02-2026

To

The Executive Engineer
GDMA Division No.
Gurugram, Haryana.

Subject: - ASSURANCE FOR WATER SUPPLY OF 15 KLD DRINKING WATER FOR LABOUR OF CONSTRUCTION WORK AND 230 KLD OF Retirement Housing Project under Retirement Housing Policy dated 04.11.2024 over an Area Measuring 4.5068 acres in the revenue estate of village- Naurangpur, Sector-79, Gurugram Haryana – M/s Boxacres Developers Pvt. Ltd.

We have estimated the Requirement of drinking water 15 KLD for labour of construction work and after occupation for our Group Housing colony 230 KLD per day.

We request you to kindly issue us the assurance letter accordingly at the earliest.

For Boxacres Developers Pvt. Ltd.



Authorized Signatory

Enclosure: -

1. DTCP License No. 22 of 2026 dated 30-01-2026)

FORM LC -V
(See Rule 12)
HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

License No. 22 of 2026

This license has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Boxacres Developers Pvt. Ltd., Forsythia Propbuild Pvt. Ltd. in collaboration with Boxacres Developers Pvt. Ltd., A/GF-03, Ground Floor, Kh. No. 369-379, 371/1, Village Sultanpur, MG Centrum, Gadaipur, South West Delhi, New Delhi-110030 for setting up of a Retirement Housing Project under Retirement Housing Policy dated 04.11.2024 over an area measuring 4.5968 acres (area measuring 4.122 acres under migration from license no. 253 of 2023 dated 17.11.2023 & fresh area measuring 0.4748 acre) in the revenue estate of village Naurangpur, Sector 79, Gurugram-Manesar Urban Complex.

1. The particulars of the land, wherein the aforesaid Retirement Housing Project under Retirement Housing Policy dated 04.11.2024 is to be set up, are given in the schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The license is granted subject to the following conditions:-
 - i. That the licensee shall deposit an amount of Rs. 2,64,16,611/- on account of Infrastructural Development Charges @ Rs. 625/- per Sqm for residential component and @ Rs. 1000/- per sqm for commercial component in two equal instalments; first within 60 days from issuance of this license and second within six months through online portal of Department of Town & Country Planning, Haryana. Any default in this regard will attract interest @ 18% per annum for the delayed period.
 - ii. That area coming under the sector roads and restricted belt / green belt, if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Government.
 - iii. That the licensee shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Government or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - iv. That the licensee shall construct portion of service road, internal circulation roads, forming the part of site area at their own cost and shall transfer the land falling within alignment of same free of cost to the Government u/s

Director
Town & Country Planning
Haryana, Chandigarh

3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.

- v. That the licensee have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.
- vi. That the licensee shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana.
- vii. That the licensee shall integrate the services with HSVP and GMDA services as and when made available.
- viii. That the licensee has understood that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and the licensee shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
- ix. That the licensee shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by HSVP/GMDA.
- x. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xi. That the licensee shall make provision of solar power system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- xii. That the licensee shall use only LED fitting for internal lighting as well as campus lighting.
- xiii. That the licensee shall obtain the requisite permission from Power Department regarding installation of electrical infrastructure as prescribed in order circulated vide DTCP dated 30.10.2019.
- xiv. That the licensee shall submit compliance of Rule 24, 26 (2), 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein the licensee have to deposit thirty percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- xv. That the licensee shall permit the Director or any other office authorized by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the license granted.

- xvi. That the licensee shall not give any advertisement for sale of commercial area before the approval of layout plan/building plans of the same.
- xvii. That the licensee shall pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010 and its further amendments from time to time.
- xviii. That the licensee shall keep pace of construction at least in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- xix. That the licensee shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in Layout Plan, the licensee would be required to furnish an additional bank guarantee within 30 days on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.
- xx. That the licensee shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- xxi. That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed by the applicant in letter and spirit.
- xxii. That the licensee shall submit NOC from the Ministry of Environment & Forest, Govt. of India with respect to their notification dated 14.09.2006 and clearance regarding PLPA, 1900 from competent authority before executing development works.
- xxiii. That the licensee will abide by with the Act/Rules and the policies notified by the Department for development of commercial colonies and other instructions issued by the Director under section 9A of the, Haryana Development and Regulations of Urban Areas Act, 1975.
- xxiv. That the licensee shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act, 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, the licensee shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.
- xxv. That the licensee shall file half yearly reports containing the complete list of occupants, the duration of occupancy, the facilities offered in the premises etc. to the Monitoring Committee to be chaired by the Deputy Commissioner of the concerned district on a format, as prescribed.
- xxvi. That the licensee shall comply with the terms and conditions of Retirement Housing policy dated 04.11.2024 and as amended from time to time.
- xxvii. That the owner/developer shall derive maximum net profit at the rate of 15% of the total project cost of the development of the above said Colony

after making provisions of the statutory taxes. In case, the net profit exceeds 15% after completion of the project period, the surplus amount shall be deposited within two months in the State Government Treasury by the Owner/Developer.

- xxviii. That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(I)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.
- xxix. That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues.
- xxx. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- xxxi. The implementation of such mechanism shall, however, have no bearing on EDC installment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that by the EDC installments that are due for payment get paid as per the prescribed schedule.
- xxxii. That licensed land forming the part of Sector, Road, Service roads, Green belts and 24/18 mtrs wide road as the case may be land pockets which are earmarked for community sites shall be transferred within a period of 30 days in favour of Government from the date of approval of Zoning Plan, if any.
- xxxiii. That the licensee shall take prior permission from the Divisional Forest Officer, Gurugram regarding cutting of any tree at applied site, before grant of licence.
- xxxiv. That the licensee shall obey all the directions/restrictions imposed by the Department from time to time.
3. That the licensee shall get the electrification plan approved from the competent authority of DISCOM and submit the same within 30 days from approval of building plans.
4. The licence is valid up to 29-01-2031.

Dated: 30-01-2026.
Place: Chandigarh


(Amit Khatri, IAS)
ok Director, Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-5392/JE (RK)/2026/ 3603-18

Dated: 30-01-2026

A copy along with a copy of schedule of land is forwarded to the following for information and necessary action:

1. Boxacres Developers Pvt. Ltd., Forsythia Propbuild Pvt. Ltd. in collaboration with Boxacres Developers Pvt. Ltd., A/GF-03, Ground Floor, Kh. No. 369-379, 371/1, Village Sultanpur, MG Centrum, Gadaipur, South West Delhi, New Delhi-110030 alongwith copy of demarcation-cum-zoning plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chairman, Haryana Real Estate Regulatory Authority, Gurugram.
5. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
6. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
7. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
8. Director Urban Estates, Haryana, Panchkula.
9. Administrator, HSVP, Gurugram.
10. Chief Engineer, HSVP, Gurugram.
11. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
12. Land Acquisition Officer, Gurugram.
13. Senior Town Planner, Gurugram.
14. District Town Planner, Gurugram along with a copy of agreement & demarcation-cum-zoning plan.
15. Chief Accounts Officer O/o DTCP, Haryana.
16. PM (IT) to update the status on the website.


(Ashish Sharma)

District Town Planner (HQ)

For: Director, Town & Country Planning,
Haryana, Chandigarh

To be read with License No. 22 Dated 30/01 of 2026

Village	Name of owner	Rect. No.	Killa No.	Area (K-M)
Naurangpur	Forsythia Propbuild Pvt. Ltd.	51	17/2min	1-15
			24/2	5-8
			25/1	1-8
			17/3	1-5
		55	4/2	5-8
			5	8-0
		54	1/1min	3-9.5
	Boxacres Developers Pvt. Ltd.	51	25/2/2	4-18
		52	21/2/2	1-8
		54	1/2	3-16
			Total	36-15.5 Or 4.5968 Acres


 Director
 Town & Country Planning
 Haryana, Chandigarh

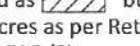
DEMARCATIION-CUM-ZONING PLAN OF RETIREMENT HOUSING PROJECT (UNDER RETIREMENT HOUSING POLICY) AREA MEASURING 4.5968 ACRES (LICENSE NO. 22 OF 2026 DATED 30-01-2026) IN SECTOR-79, GURUGRAM BEING DEVELOPED BY BOXACRES DEVELOPERS PVT. LTD. AND FORSYTHIA PROPBUILD PVT. LTD. IN COLLABORATION WITH BOXACRES DEVELOPERS PVT. LTD.**For purpose of Code 1.2 (xcvi) & 6.1 (1) of the Haryana Building Code, 2017, amended from time to time.****1. SHAPE & SIZE OF SITE :-**

The shape and size of the Retirement Housing Project (Under Retirement Housing Policy) is in accordance with the demarcation plan as verified by DTP Gurugram vide endst. no. 8348 dated 07.08.2025 shown as A to J on the Zoning Plan.

2. TYPE OF BUILDING PERMITTED :-

The type of building permitted on this site shall be buildings designated in the form of flatted development for residential purpose or any ancillary or appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director, Town and Country Planning, Haryana.

3. GROUND COVERAGE AND FAR :-

- Building shall only be permitted within the portion of the site marked as  buildable zone and nowhere else.
- The maximum ground coverage shall be 40% on the area of 3.9863 acres as per Retirement Housing Policy dated 04.11.2024.
- The maximum commercial component shall be 4% of the permissible FAR (Shops catering to daily needs only shall be allowed).
- The maximum FAR shall not exceed 225% on the area of 3.9863 acres.
- Area under retirement homes: Minimum, 75% of permitted FAR.
- Minimum area of retirement homes/DUs: 30 Sqm carpet area.
- Dormitory/ Hostel for staff/ service persons: Maximum 10% of permitted FAR (Dormitory/ Hostel development as per norms applicable for Working Women Housing).
- Area under Mess/ common dining: Minimum 100 Sqm.
- Medical Room: Minimum 100 sqm.
- Common room/indoor games/ Gymnasium: 2 sqm/person or 500 sqm whichever is less.
- Other miscellaneous facilities viz. laundry etc: Minimum 100 sqm.

4. HEIGHT OF BUILDING :-

- The height of the building block, subject of course to the provisions of the site coverage and FAR, shall be governed by the following:-
- The maximum height of the buildings shall be as per Code 6.3 (3)(b) of the Haryana Building Code, 2017.
 - The plinth height of building shall be as per Code 7.3 of the Haryana Building Code, 2017.
 - All building block(s) shall be constructed so as to maintain an inter-set distance not less than the set back required for each building according to the table below:-

S.No.	HEIGHT OF BUILDING (in meters)	SET BACK / OPEN SPACE TO BE LEFT AROUND BUILDINGS (in meters)
1.	10	3
2.	15	5
3.	18	6
4.	21	7
5.	24	8
6.	27	9
7.	30	10
8.	35	11
9.	40	12
10.	45	13
11.	50	14
12.	55 & above	16

- d. If such Interior or exterior open space is intended to be used for the benefit of more than one building belonging to the same owner, then the width of such open air space shall be the one specified for the tallest building as specified above.

5. APPROACH TO SITE :-

- The vehicular approach to the site and parking lots shall be planned and provided giving due consideration to the junctions of and the junctions with the surrounding roads to the satisfaction of the DTPC, Haryana.
- The approach to the site shall be shown on the zoning plan.

6. GATE POST AND BOUNDARY WALL :-

- Such Boundary wall, railings or their combination, hedges or fences along with gates and gate posts shall be constructed as per design approved by Competent Authority. In addition to the gate/ gates an additional wicket gate not exceeding 1.25 meters width may be allowed in the front and side boundary wall provided that no main gate or wicket gate shall be allowed to open on the sector road/public open space.
- The boundary wall shall be constructed as per Code 7.5 of the Haryana Building Code, 2017.

7. DENSITY :-

- The minimum density of the population provided in the colony shall be 250 PPA and the maximum be 900 PPA on the area of 3.9863 acres.
- For computing the density, the occupancy per dwelling unit shall be taken as three persons and for service dwelling unit one person per bed for Dormitory/ Hostel.

8. PARKING :-

- Parking space shall be provided @ 1 Equivalent Car Space (ECS) per dwelling unit. These parking spaces shall be allotted only to the flat holders and shall not be allotted, leased, sold or transferred in any manner to the third party.
- In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.
- The area for parking per car shall be as under:-
 - Basement = 32 sq.mtrs.
 - Stilts = 28 sq.mtrs.
 - Open = 23 sq.mtrs.

9. COMMERCIAL SHOPPING :-

- Maximum 4% of the permitted FAR shall be reserved to cater for essential commercial shopping.

10. OPEN SPACES :-

- While all the open spaces including those between the blocks and wings of buildings shall be developed, equipped and landscaped according to the plan approved by the Competent Authority. Minimum 20% of the Net Planned Area shall be developed as organized Park.

11. PROVISIONS OF COMMUNITY BUILDINGS :-

- The community buildings shall be provided as per the composite norms in the Retirement Housing Policy dated 04.11.2024.

12. BAR ON SUB-DIVISION OF SITE :-

- The site of the Retirement Housing Project (Under Retirement Housing Policy dated 04.11.2024) shall be governed by the Haryana Apartment Ownership Act-1983 and Rules framed thereunder.
- Sub-division of the site shall not be permitted, in any circumstances.

13. APPROVAL OF BUILDING PLANS:-

- The building plans of the building to be constructed at site shall have to be got approved from the Director, Town & Country Planning, Haryana/ any other persons or the committee authorized by him, as per provision of Haryana Building Code-2017 (as amended time to time) before starting up the construction.

14. BASEMENT :-

- The number of basement storeys in Retirement Housing Project (Under Retirement Housing Policy dated 04.11.2024) shall be as per Code 6.3(3)(b) of the Haryana Building code, 2017.
- The construction of basement shall be executed as per Code 7.16 of the Haryana Building code, 2017.

15. PROVISIONS OF PUBLIC HEALTH FACILITIES :-

- The W.C. and urinals provided in the buildings shall conform to the Haryana Building Code, 2017 and National Building Code, 2016.

16. EXTERNAL FINISHES :-

- The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terracotta, grills, marble, chips, glass metals or any other finish which may be allowed by the Competent Authority.
- All sign boards and names shall be written on the spaces provided on buildings as per approved buildings plans specifically for this purpose and at no other places, whatsoever.
- For building services, plumbing services, construction practice, building material, foundation and Damp Proof Course Chapter 10 of the Haryana Building Code, 2017 shall be followed.

17. BUILDING DESIGN PRINCIPLES:-

- Retirement Housing projects shall conform to the Principles/ Guidelines/ Norms as prescribed under "Haryana Building Code" as well as the "Harmonized Guidelines and Space Standards for Barrier Free Built Environment for persons with Disability and Elderly Persons" (Harmonized Guidelines), as amended from time to time.
- All building blocks of more than one floor be provided with lifts that are suitably equipped to accommodate users requiring assistance and using wheelchairs and similar equipment/mobility tools.
- All the external and internal design of building spaces should consider the free movement of wheelchairs.
- Door openings (between jambs) should not be less than 900 mm in width.
- Preferably sliding windows should be used.
- Easy to grip door knobs and lever type handles of large size to be used.
- Ergonomic design of furniture specific to the requirements of senior citizens.
- Furniture should be lightweight, sturdy and without sharp edges.

18. BROAD PLANNING PRINCIPLES :-

- Common services, viz., Medical Rooms, community facilities and convenience store are conceived by the number and distribution of the dwelling units. Location of such rooms should be in close proximity to the vertical movement core of building blocks.
- Attendants/staff accommodation may be provided on site as per norms.

19. LIFTS AND RAMPS :-

- All lifts must have audio and visual signage and signalling systems and to accommodate users requiring assistance and using wheelchairs and similar equipment/mobility tools.
- Mandatory ramps to be provided throughout the building to provide for wheelchair access.

20. STAIRCASE:-

- Provision of clear width not less than 1500 mm.
- Handrails should be fitted on both sides of stair flights.
- Treads and risers should be as per the standards prescribed in Harmonised Guidelines applicable to senior citizens.
- Avoid long flights of steps; in no case with more than 12 treads in a single flight.
- Projecting nosing and open stairs should not be provided to minimize the risk of stumbling. Spiral stairs should be avoided.
- Illuminated/ contrasting colour strips should be installed on all stairs to act as guides, especially in low light and night-time conditions.
- Specifications of lighting and ventilation of staircases as per HSC/NBC.
- Handrails should be extended 12 inch at top and bottom of staircase and ramps. Ends of handrails should be rounded.

21. CORRIDORS:-

- Stairs should not be introduced in the corridors. If change in level is unavoidable, then ramp may be provided.
- Where there is difference in the floor level the steps must be distinguished with contrasting strips on the edges.
- It is essential to provide handrails along the walls on either side of the corridor, at suitable heights above the floor level.

22. KITCHEN:-

- Mandatory gas leak detection system shall be installed in all kitchen and rooms with attached kitchen.

23. BATHROOMS:-

- Wash basins should be provided with provision of grab rails.
- Toilet paper roll dispensers shall be able to withstand heavy loads.
- Bathrooms must have anti-skid tiles.
- Bathrooms shall be provided with double swing doors for ease of access with as well as without wheelchairs.

24. LIGHTING AND VENTILATION:-

- Power backup facilities to be provided in each apartment of Retirement Home and with mandatory connection in bathroom and kitchen.
- Adequate lighting and ventilation in the common areas including corridors, lobby and lifts to be supplied uninterrupted electricity with power-back-up facility.

25. BASIC SERVICES:-

- Adequate security and housekeeping services.
- Caregiving facilities for those residents requiring special care.
- Opportunities for residents to provide community services to their peers and other residents.
- Transport and mobility assistance including, pick up and drop facility for nearby locations and electric vehicles such as e-carts for internal movements within the Retirement Home complex.

26. MEDICAL SERVICES (MANDATORY) :-

- 24x7 on-site ambulance service with oxygen support facility, tied up with nearest hospital.
- Basic first aid medical facility with nurse and physiotherapy services / Geriatric Care Centres. The emergency contact numbers for the medical facilities and ambulance services shall be displayed outside the common areas of the premises.
- Mandatory tie-up with the emergency facilities with the nearest hospitals/multi Super Specialty Hospital(s).
- Emergency rooms with provision for accommodating one or two patients and an attendant, attached toilet, medicines and medical accessories that may be needed for treatment, with due check on expiry dates, appropriate storage facilities for equipment and drugs, oxygen cylinders and intravenous set, all other items as prescribed by the Medical Council of India or any appropriate institution.
- Regular medical check-up and follow-up for the residents as required.
- Pharmacy tie-ups for medicine with door step delivery.
- Wheelchair facility to be provided, minimum one in each block of all the towers of Retirement Home premises.

27. FITNESS FACILITIES :-

- Jogging and walking tracks with non-slippery and non-skid surfaces.
- Efficient signage and clearly marked hedges and boundaries to avoid collision.
- Yoga, Physiotherapy, Exercise Centres to be provided as feasible.

28. SAFETY AND SECURITY :-

- Incorporate alarm system in the premises especially with separate switches in main entry doors, bathroom, bedroom and common areas.
- Emergency alarm and lights controls at bedside and bathrooms near toilet seat.
- Appropriate safety features in all electrical equipment.
- Free intercom facilities to be provided in all apartments with the single digit dialling facility to the emergency contact numbers i.e. security, medical/ambulance, local police.
- Properly trained and skilled security personnel at all required locations to be deployed. Security guard(s) shall be deployed with access to intercom facilities and basic telephone facilities.
- Security personnel to restrict trespassers in society, entry passes for all visitors including service providers to be issued.
- CCTV cameras to be installed on each floor of the premises near lift area and in all the common areas, lobbies/reception, all the gates, parks, etc. Surveillance of these CCTV footage to be monitored on regular basis by the security personnel(s).
- Emergency fire-fighting services, disaster preparedness for evacuation to be provided.
- Mock drills to be conducted on timely intervals with due invitation to the RWA.
- Emergency and important contact numbers should be provided to all residents and displayed in all common areas i.e. outside lifts.

29. BUILDING BYE-LAWS :-

- The construction of the building/buildings shall be governed by provisions of the Haryana Building Code, 2017 and as per Retirement Housing Policy dated 04.11.2024. On the points where Haryana Building Code, 2017 is silent the National Building Code of India, 2016 shall be followed.

30. FIRE SAFETY MEASURES :-

- The owner will ensure the provision of proper fire safety measures in the multi storied buildings conforming to the provisions of The Haryana Building Code, 2017/ National Building Code of India, 2016 and the same should be got certified from the Competent Authority.
- Electric Sub Station/ generator room if provided should be on solid ground near DG/ LT. Control panel on ground floor or in upper basement and it should be located on outer periphery of the building, the same should be got approved from the Competent Authority.
- To ensure fire fighting scheme shall be got approved from the Director, Urban Local Bodies, Haryana or any person authorized by the Director, Urban Local Bodies, Haryana. This approval shall be obtained prior to starting the construction work at site.

31. 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.

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

33. That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.

34. That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department.

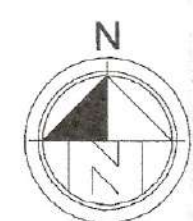
35. That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

36. GENERAL :-

- Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn according to scale as mentioned in the Haryana Building Code-2017.
- The water storage tanks and other plumbing works etc. shall not be exposed to view each face of building but shall be suitably encased.
- No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external face of the building.
- Garbage collection center of appropriate size shall be provided within the site.
- Color trade emblem and other symbols shall be subject to the approval of the Competent Authority.

DRG No. DTPC- 11852 Dated 30-01-26

NORTH :



ZONED AREA = 9164.894 SQ.M.

OR 2.2646 ACRES

ALL DIMENSIONS ARE IN METRES

C2
(DINESH KUMAR)
PA (HQ)Ran
(VIKAS)
ATP(HQ)N Kumar
(NARENDER KUMAR)
DTP (HQ)Hilawa
(HITESH SHARMA)
STP (HQ)
(BHUVNESH KUMAR)
CTP (HR)
(AMIT KHATRI, IAS)
DTCP (HR)