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 Yojana Bhavan, Plot No. 3, Block-A,
Sector-18-A, Madhya Marg, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com
Website www.tcpharyana.gov.in

To

Emperium Infrastructure Pvt. Ltd.,
Unit-10-B, 10th floor, Grand View Tower,
Golf Couse Extension Road, Sector-58, Gurugram.

Memo No. ZP-2228/SD(RD)/2026/4214 Dated: 04-02-2026

Subject: **Request for approval of Building Plan of Retirement Housing Project (under Retirement Housing Policy dated 04.11.2024) over an area measuring 1.03125 acres (Licence No. 165 of 2025 dated 04.09.2025) in Sector-88A, Gurugram Manesar Urbana Complex being developed by Emperium Infrastructure Pvt. Ltd.**

Reference your application dated 14.10.2025 for permission to erect the buildings in Retirement Housing Project (under Retirement Housing Policy dated 04.11.2024) over an area measuring 1.03125 acres (Licence No. 165 of 2025 dated 04.09.2025) in Sector-88A, Gurugram in accordance with the plans submitted with it after receipt of ₹ 3,95,000/- 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 multi-storeyed buildings from the date of issuance of sanction, subject to validity of licence.
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 submitted by you and as prepared by Structure Engineer and certified by Proof Consultant on prescribed Form BR-V (A2), as per the provisions of NBC and relevant IS Code for all seismic load, all dead and live loads wind pressure and structural safety from earthquake 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:
   (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, Fire and Emergency Services, Haryana, Panchkula, 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. The revenue Rasta if any passing through the site shall be kept unobstructed.
6. 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.
7. The layout showing the electric installation shall have to be got approved from the Chief Electrical Inspector before execution of work at site.
8. 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 form has been duly issued in your favour.
9. That you shall apply for occupation certificate as per the provisions of Chapter 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) DPC certificate issued by DTP.
   (ii) Structural stability certificate duly signed by the recognized Architect & Structural Engineer.
   (iii) A clearance from Fire Safety point of view from the competent authority.
10. That you shall comply with the conditions laid down in the Memo No. 364242 dated 19.11.2025 of the Chief Administrator, HSVP, Panchkula (copy enclosed).
11. That you shall comply with the conditions laid down in the Memo No. 51 dated 02.01.2026 of Director General, Fire and Emergency Services, Haryana, Panchkula (copy enclosed).
12. GENERAL: -
   (i) That you shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
   (ii) 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.
   (iii) 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.

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

(v) That provision of parking shall be made within the area earmarked /designated for parking in the site and no vehicle shall be allowed to park outside the premises.

(vi) 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.

(vii) 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.

(viii) 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.

(ix) That you shall deposit the labour cess in future, time to time as per construction of work done at site.

13. Environment: That you shall strictly comply with the directions of MOEF Guidelines, 2010 while raising construction.

14. 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.inatURL :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.

15. On the basis of IGBC Platinum Rating Certificate 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.

16. You shall obtain approval from DISCOM, in accordance with the order dated 16.04.2025, within 30 days from the date of issuance of this letter.
17. 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

(Vijender Singh)
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-2228/SD(RD)/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 shall be monitored and strict compliance to be ensured.
2. Chief Administrator, HSVP, Gurugram.
3. Senior Town Planner, Gurugram.
4. Superintending Engineer (HQ) HSVP, Panchkula.
5. District Town Planner, Gurugram.
6. District Town Planner (Enf.), Gurugram.
7. Director General of Fire and Emergency Services, Haryana, Panchkula.
8. Nodal Officer, Website Updation.

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