

BR-III
(See Rule 44)

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
Sector-18, Chandigarh
Tele-Fax: 0172-2548475; Tel.:0172-2549851, E-mail: tcphry@gmail.com
Website: www.tcpharyana.gov.in

Memo No: - ZP-537/JD(NK)/2010/ 18048

Dated: 28-12-10

To

M/s National Buildings Corporation Ltd.
NBCC Bhawan, Lodhi Road,
New Delhi-110003.

Subject: - Approval of Building Plans of Group Housing colony on the land measuring 11.312 acres (licence no. 04 of 2009 dated 13.02.2009) in Sector-89, Gurgaon Manesar Urban Complex being developed by M/s National Buildings Corporation Ltd.

Reference your application dated 29.06.2010 as received on 01.07.2010 for permission to erect buildings in the Group Housing colony over an area measuring 11.312 acres at sector-89, District Gurgaon in accordance with the plans submitted with it.

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, the Rules, 1965 framed there under and the zoning plan framed there under along with special reference to the 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 licenses 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) A certificate from a recognized Structural Engineer shall be submitted to the Department within 60 days of issuance of this letter that the structural design of the building is designed as per the provisions of NBC and relevant I.S. Code for all seismic load, all dead and live loads, wind pressure and structure 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 stair cases 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:-

The colonizer firm 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 as per National Building Code/ISI.

Further, the colonizer firm shall also prepare and submit the plans in triplicate to Municipal Corporation, Gurgaon 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., Gurgaon 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., Gurgaon 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 Gurgaon. A clearance to this effect shall be obtained from the M.C., Gurgaon before grant of occupation certificate by the Director.

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 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.
7. The layout showing the electric installation shall have to be got approved from the Electrical Inspector, Haryana before execution of work at site.
8. 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 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 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.
10. 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.

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11. Before grant of occupation certificate, you shall have to submit a notice of completion of the building in form BR-IV alongwith BR-V regarding completion of works described in the plans and it shall be accompanied by:
- DPC Certificate issued by District Town Planner, Gurgaon.
 - Structural stability certificate duly signed by the recognized Structural Engineer.
 - A clearance from Fire Safety point of view from the Director Urban Local Bodies, Haryana, Chandigarh.
12. 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. The parking lots shall form part of common areas along with other common uses, in the declaration to be filed under Apartment Ownership Act, 1983.

13. WATER SUPPLY:-

- The down take system shall be provided by providing clear water storage tank of not less than half day storage of water for domestic usage on the top of the building block. The capacity of the tank as shown on the plans and down take system/thereof is as under: -

Sr. No.	Name of Building	Capacity of tank for Domestic water IN LTRS.	Up pipe IN MM	Down pipe IN MM.
1.	Type-A,A1(Dom)	2X4x5000 Ltrs.	50mm	65/50/40/32/25/20mm
	Flus.	2x4x3000 Ltrs.	32 mm	50/40/32/25/20 mm
2.	Type B(2Nos.)Dom B1-B2	4X4x5000 Ltr each	50 mm	65/50/40/32/25/20 mm
	Flus	4x4x3000 Ltr each	32 mm	50/40/32/25/20 mm
3.	Type-C(2Nos.) C-I Dom	3x4x3000 Ltr each	32 mm	65/50/40/32/25/20 mm
	Flus	3x4x2000 Ltr each	20 mm	50/40/32/25/20 mm
4.	Type-D(Dom)	8x3000 Ltrs.	32 mm	65/50/40/32/25/20 mm
	Flus	8x2000 Ltrs.	20 mm	50/40/32/25/20 mm
5.	EWS(Dom)	6x500 Ltrs.	20 mm	40/32/25/20 mm
	Flus	6x300 Ltrs.	20 mm	32/25/20 mm
6.	Community Centre	1x5000 Ltrs.	25 mm	25/20 mm
7.	Shops	1x1000 Ltrs.	20 mm	20 mm
8.	School	2x2500 Ltrs.	20 mm	32,25,20 mm
9.	Swimming Pool	125 KL		
10.	Dom U.G.T.	3,00,000 Ltrs.		

- 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 firm has proposed clear water over head tanks on the top of the building block i.e.--- storied thereof the clearance from the air traffic authority may be seen by your office.
- (iv) The Adequate booster pumps to boost the water in the water tanks with 100% stand by 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 Generator 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 100mm/75mm 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 levels flushing cistern. The capacity of flushing cistern shall be 8 liters.
- (vi) All pipes from waste water stack to IC and IC to Manhole shall be 100 mm dia as shown on the plans.
- (vii) You shall provide suitable approach/ventilation arrangement by providing inspection window/ duct etc. for repairing of piping system.

15. Storm Water Drainage:-

- (i) The firm has provided Twin level basement except Tower B & EWS for parking/service only. For draining out of the wash water/rain water accumulated in the lower basement shall be collected through covered channel of 300mm wide to the sump at different places and from where the pumping has been proposed by the firm by providing pumps of 300 LPM capacity at 12.00 Mtrs. Head Thus, it may be made clear to the firm that he will be sole responsible for pumping out of rain water/wash water etc. all the time and 100% stand bye 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 suitable so as to disposal of rain water in to external system of the Town.
- (iii) All rain water stack pipes shall be 100/150 mm dia pipes as shown on the plans.
- (iv) It is made clear to you that roof top rain harvesting system shall be provided by you and shall be kept operational all the time.

16. General: -

- (i) You shall provide alternative source of electricity for functioning of water supply, sewerage and stormⁱ water drainage scheme by providing Generator Set of required capacity.


- (ii) All pipes, fixtures, fitting, pumps, Generator set and filtration plant etc. shall be conforming to relevant IS specification and ISI marked.
- (iii) The replacement water shall be disposed off by the colonizer by using the same for watering of landscaped area in their colony or the same may be disposed off into the rain water harvesting system.
- (iv) That you 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 work at site if applicable.
- (v) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- (vi) That the provision of solar water heating system shall be made as per norms specified by HAREDA and shall be made operational in each building block before applying for an occupation certificate.
- (vii) That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
- (viii) You shall convey the ultimate power load requirement of your project to the concerned power utility to enable the provision of site for transformer/switching station /electric sub station as per the norms prescribed by the power utility in your project site within 2 month from the issuance of sanction of building plan.
- (ix) You shall transfer the 50 % EWS flats of your scheme to Housing Board, Haryana under intimation to this office.
- (x) The maximum height of the building should not be raised beyond 30 mtrs without getting the valid NOC of AAI.
- (xi) That you shall deposit the Labour Cess in future, time to time as per construction of work done at site.
- (xii) 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 null and void abinitio, if any of the conditions mentioned above are not complied with.

DA/One set of Building Plans.


(Swati Anand)

District Town Planner, (HQ),
Member Secretary,

For:- Chief Town Planner, Haryana-cum-Chairman,
 Building Plan Approval Committee

Endst. No: - ZP-617/JD (NK)/2010/

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- Senior Town Planner, Gurgaon w.r.t. their office memo no. 11412 dated 09.11.2010 along with one set of approved building plans
- 6- Superintending Engineer (HQ) HUDA, Panchkula w.r.t. their office memo no. 212 dated 05.10.2010.
- 7- Distt. Town Planner, Gurgaon.

(Swati Anand)
District Town Planner, (HQ),
Member Secretary,
For:- Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee