

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-338-C/JD(BS)/2011/ 15378 Date:- 18/10/11

To

M/s Pioneer Urban Land & Infrastructure Ltd.,
Paras Down Town Centre, Floor 5 & 7,
Sector Road, Sector-53, Gurgaon.

Subject:- Approval of building plans of Group Housing Scheme measuring 14.42 acres out of 24.606 acres (Licence No. 268 of 2007 dated 03.12.2007) in Sector-62, Gurgaon Manesar Urban Complex being developed by M/s Pioneer Urban Land & Infrastructure Ltd.

Reference your application dated 19.04.2011 and subsequent letter dated 28.06.2011 for permission to erect the buildings in Group Housing Scheme measuring 14.42 acres in Sector-62, Gurgaon Manesar Urban Complex, 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, its rules and the zoning plan framed thereunder alongwith special reference to 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) All material to be used for erection of building shall conform to I.S.I. and N.B.C. standards.
 - b) No walls/ceiling shall be constructed of easily inflammable material and staircases shall be built of the fire resisting material as per standard specification.
 - c) 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:

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.

Further, the colonizer firm shall also prepare and submit the plans in triplicate to Commissioner, 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 Commissioner, Municipal Corporation, 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, and 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 alongwith a set of plans duly signed by the Commissioner, Municipal Corporation, 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 Commissioner, Municipal Corporation, Gurgaon 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, by Municipal Corporation, Gurgaon. A clearance to this effect shall be obtained from the Commissioner, Municipal Corporation, Gurgaon before grant of occupation certificate by the Director General.

4. The provision of letter boxes for each dwelling unit shall be made at the ground floor of each building.
5. No addition and alteration in the building plans/ layout plan shall be made without the prior approval of DG,TCP. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DG,TCP shall be pre-requisite.
6. 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.
7. 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.
8. The revenue Rasta if any passing through the site shall be kept unobstructed.
9. 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.
10. The layout showing the electric installation shall have to be got approved from the Chief Electrical Inspector, Haryana before execution of work at site.
11. 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 General 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.
12. Before grant of occupation certificate, you shall have to submit a notice of a 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:
 - (i) Structural stability certificate duly signed by the recognized Structural Engineer.

(ii) A clearance from Fire Safety point of view from the Commissioner, Municipal Corporation, Gurgaon.

13. The basements shall be used for parking and services 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. 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.

14. WATER SUPPLY:

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

Sr. No	Name of Building Block	Capacity of tank for Domestic uses (In Liters.)	Up pipe (In MM)	Down pipe (In MM)
1.	Tower-F, G & H (3 No.) (Dom)	3x27000	50mm	100/80/65/50/40/32/25/20 mm
	Flush	3x10,000	40mm	80/65/50/40/32/25/20mm
2.	Tower-J (Dom)	1x23000	50mm	100/80/65/50/40/32/25/20 mm
	Flush	1x10000	40mm	80/65/50/40/32/25/20 mm
3.	EWS (Dom)	1x8000	40mm	65/50/40/32/25/20mm
	Flush	1x4000	32mm	50/40/32/25/20mm
4.	Community Building & Shops (Dom)	1x3000	40mm	50/40/32/25/20mm
	Flushing	1x2000	25mm	32/25/20mm
	UGT (Dom)	4,50,000		

(ii) In let 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 adequate booster pumps to boost the water in the water tanks with 100% standby arrangement shall also 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 Gen. Set etc. of suitable capacity shall also be provided by you during failure of electricity.

15. 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 100/75 mm dia as shown on the plans and soil stack shall be 100 mm dia.
 - (iv) All W.C. shall be provided with high / low level flushing cistern. The capacity of flushing cistern shall be of 8 Ltrs.
 - (v) All F.T. shall be 75 mm dia.
 - (vi) All pipes from waste water stack to I.C. and I.C. to manhole shall be 100 mm dia as shown on the plans.
 - (vii) Suitable approach/ ventilation arrangement shall be provided by you by providing inspection window/ duct etc. for repairing of piping system.
16. Storm Water Drainage:
- (i) You have provided three level basement for services and parking only. For draining out the wash water/ rain water accumulated in the lower basement shall be collected through covered channel of 300 mm wide to the sumps at different placed and from where the pumping has been proposed by you by providing pumps of 160 LPM capacity at 25.00 meters head. Thus it is made clear to you that you shall be sole responsible for pumping out of rain water/ wash water etc. all the time and 100% standby pumps alternate power supply arrangement shall also be provided by you during the failure of electricity/ breakdown.
 - (ii) All external storm water drainage shall be provided suitably so as to disposal of rainwater in to the existing system of the colony.
 - (iii) All rainwater stack pipe 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.
17. GENERAL:-
- (i) You shall provide alternative source of electricity for functioning of water supply, sewerage and storm water drainage scheme by providing Gen. set of required capacity.
 - (ii) All pipes, fixtures, fitting, pumps, Gen. set and filtration plan etc. shall be conforming to relevant IS specification and ISI marked.
 - (iii) You shall provide the minimum open able aperture of 1/8th of the floor area of the habitable room and in case of kitchen the area of opening shall be increased by 25%.
 - (iv) The community centre shall be included by you as a part of the common areas of the group housing colony while filing the declaration under the Apartment Ownership Act and such community centre shall be for the exclusive use of residents of this group housing colony only.

- (v) That the colonizer shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.09.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
- (vi) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- (vii) That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational in the each building block before applying for an occupation certificate.
- (viii) That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
- (ix) 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.
- (x) That you shall deposit the labour cess in future, time to time as per construction of work done at site.
- (xi) That if any, site for Electric Sub Station is required same will be provided by you in the group housing colony.
- (xii) Recycled water is proposed to be utilized for flushing purpose. The firm has made provision of separate flushing line, storage tank, metering system, pumping system and plumbing. It may be clarified to developer that no tap or outlet of any kind will be provided from the flushing lines/plumbing lines for recycled water except for connection to the cistern of flushing tanks and any scouring arrangement. Even ablution taps should be avoided.
- (xiii) No cross connection between recycled water system and potable water system shall be made.
- (xiv) All plumbing pipes fittings, valves will be of red colour or painted red. In case of embedded pipes. Marker taps of Red Colour at suitable intervals shall be fixed. The underground and over head tanks should have. Recycle water not fit for drinking and other warning signs embossed/marked on them.
- (xv) Recycled water pipes and potable water pipes will be fixed in separate chases and a minimum horizontal distance of 6" (150mm) will be mentioned between them. In case of cross suitably coloured/taped sleeve shall be used.
- (xvi) The colonizer/firm will provide appropriate pipes (both up and down) for solar water heating system.

- (xvii) The replacement water shall be disposed off by the coloniser 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.
- (xviii) That no separate zoning plan is approved for community sites earmarked within a Group Housing Colony. The community buildings shall be constructed within a period of three years. The time period of three years for construction of community sites shall start from the issuance of this sanction letter. In case of failure to construct within such three year period, the Government may take over the community site in accordance with the provisions of Section 3(3)(a)(iv) of the Act No. 8 of 1975.
- (xix) That the owner shall construct the EWS flats within 2 years and give the advertisement in the newspapers for inviting the application for EWS flats in their Group Housing Colony within 12 months from the issuance of this sanction letter.

This sanction will be void abnatio, if any of the conditions mentioned above are not complied with.

DA/One set of Building Plans


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


Endst. No:- ZP-338-C/JD(BS)/2011/_____

Date:-_____

A copy is forwarded to the following for information: -

1. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
2. Commissioner, Municipal Corporation, Gurgaon.
3. Senior Town Planner, Gurgaon alongwith one set of building plans.
4. Superintending Engineer (HQ) HUDA.
5. Distt. Town Planner, Gurgaon.
6. Distt. Town Planner (Enf.), Gurgaon.

Encl: as above


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