

From

The Director,
Town and Country Planning,
Haryana, Chandigarh.

To

M/s Piene Industrial Consultants Pvt. Ltd.
C/o M/s Raheja Developers Pvt. Ltd.
215-216, Rectangle One, D-4, District Centre, Saket,
New Delhi-110017.

Memo No. 4493

Dated: - 18-6-08

Subject:-

Approval of building plans of Group Housing Scheme measuring 10.668 acres (Licence No. 204 of 2007 dated 11.8.2007) in Sector-108, Gurgaon Manesar Urban Complex being developed by M/s Piene Industrial Consultants Pvt. Ltd. in collaboration with M/s Raheja Developers Pvt. Ltd.

Reference your application dated 6.12.2007 for permission to erect buildings in Group Housing Scheme measuring 10.668 acres in Sector-108 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 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 multistoreyed buildings from the date of issuance of sanction, subject to validity of licences 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:

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 Executive Officer, Municipal Council, 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 Executive Officer, Municipal Council, 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 Development, 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 alongwith a set of plans duly signed by the Executive Officer, Municipal Council, Gurgaon and countersigned by the Director, Urban Development, Haryana 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, by Urban Development Department. A clearance to this

effect shall be obtained from the Director, Urban Development before grant of occupation certificate by the Director.

- 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 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.
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 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.
10. The layout showing the electric installation shall have to be got approved from the 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 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 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 Director, Urban Development, Haryana.
- 13-The basement 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 owner /resident 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 the top of the building block. The capacity of the tank as shown on the plans and down take system/thereof are as under: -

Sr. No.	Name of Building Block	Capacity of tank for Domestic use in ltrs.	Up pipe in mm	Down pipe in mm
1-	Block-A (a & c)	2x21000 Ltrs.	65mm	80,65,50,40,32,25,20 mm
	(b)	1x29000 Ltrs.	65mm	80,65,50,40,32,25,20 mm
2-	Block-B (a)	1x18000 Ltrs.	65mm	80,65,50,40,32,25,20 mm
	(b)	1x29000 Ltrs.	65mm	80,65,50,40,32,25,20 mm
	(c)	1x24000 Ltrs.	65mm	80,65,50,40,32,25,20 mm
	(d)	1x27000 Ltrs.	65mm	80,65,50,40,32,25,20 mm
	(e)	1x16000 Ltrs.	40mm	50,40,32,25,20 mm
	(f)	1x12000 Ltrs.	40mm	50,40,32,25,20 mm
3-	VILLAS (A)	1x21000 Ltrs.	40mm	32,25,20 mm
	(B)	1x5000 Ltrs.	25mm	32,25,20 mm
4-	E.W.S.	1x15000 Ltrs.	40mm	40,32,25,20 mm
5-	COMMUNITY CENTRE	1x5000 Ltrs.	25mm	32,25,20 mm
6-	SHOPS	1x2000 Ltrs.	20mm	20mm
7-	UGT	500000 Ltrs.		

- (ii) 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 15mm dia.


d

- (iii) 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 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 pipes connecting F.T. to G.T. and F.T. to waste water stack shall be 100/75 mm dia as shown on the plans.
 - (iv) Waste water stack shall be 100mm/75mm dia as shown on the plans and soil stack shall be 100mm dia.
 - (v) All F.T. shall be 75mm dia.
 - (vi) All W.C. shall be provided with high/low levels flushing cistern. The capacity of flushing cistern shall be 8 liters.
 - (vii) All pipes from waste water stack to IC and IC to Manhole shall be 100 mm dia as shown on the plans.
 - (viii) You shall provide suitable approach/ ventilation arrangement by providing inspection window/ duct etc. for repairing of piping system.
16. Storm Water Drainage
- (i) You have provided single level basement for services and parking only. For draining out the wash water/ rain water accumulated in the basement shall be collected through covered channel of 300 mm wide to the sumps at different places and from where the pumping has been proposed by you by providing pumps of 350 L.P.M. capacity at 7.00 metres 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 of Electricity 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 dispose 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.
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 plant etc. shall be conforming to relevant IS specification and ISI marked.
 - (iii) You shall provide the minimum openable aperture of $1/8^{\text{th}}$ of the floor area of the habitable room and in case of kitchen the area of opening shall be increased by 25 percent.
 - (iv) You shall provide proper filtration plant for filtration and recycling of the water of the swimming pools, only small quantity of water shall be used for replacement of water in the swimming pools.
 - (v) The swimming pools shall not be connected with the storm water drain for the disposal of replacement water.
 - (vi) You shall dispose off the replacement water by using the same for watering of landscaped area in the colony or the same may be disposed off into the rain water harvesting system.
 - (vii) That before making swimming pool operational you shall provide life guards and safety equipments like swimming jackets and first aid box etc. in sufficient numbers
- d*

- and clearance from District Administration regarding provision of above safety measures will be obtained.
- (viii) The community center shall be included by you as a part of the common areas of the group housing colony while filling the declaration under the Apartment Ownership Act and such community-center shall be for the exclusive use of the residents of this group housing colony only.
- (ix) That the coloniser 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.
- (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 provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational in each building block before applying for an occupation certificate.
- (xii) That the coloniser/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
- (xiii) That you shall not construct the building beyond 30.00 metres without obtaining the NOC from Airport Authority of India.

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

DA/One set of Building Plans


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


Endst. No:

A copy is forwarded to the following for information: -

dated

- 1- Director, Urban Local Bodies, Haryana, Chandigarh.
- 2- Senior Town Planner, Gurgaon.
- 3- Superintending Engineer (HQ) HUDA, Panchkula.
- 4- Distt. Town Planner, Gurgaon alongwith one set of building plans.
- 5- Distt. Town Planner (Enf.), Gurgaon with a direction to ensure the condition 17(ix) and (xiii) is complied with.

End: as above


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