

**Approval of proposed residential building plans of Plot No. A-42, A-55, A-83, A-85, A-87, A-89, A-1, A-3, A-5, A-7, A-9, A-11, A-13, A-15, A-17, A-19, A-21, A-23, A-25, A-27, A-29, A-31, A-33, A-35, A-37, A-40, A-43, A-45, A-51, A-53, A-58, A-60, A-56, A-84, A-86, A-88, A-90, A-2, A-4, A-6, A-8, A-10, A-12, A-14, A-16, A-18, A-20, A-22, A-24, A-26, A-28, A-30, A-32, A-34, A-36, A-41, A-44, A-46, A-52, A-54, A-57, A-59, A-61, (63 FROZEN PLOTS ) AND A-64, A-66, A-68, A-70, A-72, A-74, A-76, A-79, A-81, A-91, A-93, A-95, A-97, A-99, A-101, A-103, A-105, A-107, A-110, A-112, A-114, A-116, A-118, A-38, A-47, A-49, A-62, A-109, A-65, A-67, A-69, A-71, A-73, A-75, A-77, A-80, A-82, A-92, A-94, A-96, A-98, A-100, A-102, A-104, A-106, A-108, A-111, A-113, A-115, A-117, A-39, A-48, A-50, A-63, A-78 (55 PLOTS) Total 118 Plots in Affordable Residential Plotted Colony (under DDJAY) area measuring 20.60902 acres (License No. 68 of 2021 dated 16.09.2021) in Sector-61, Gurugram being developed b**

1 message

dtp gurugram <dtpggn.buildingplan@gmail.com>

Thu, Oct 28, 2021 at 7:42 PM

To: rajiv@dfa.in

Cc: sujeevan.dham@smartworlddevelopers.com

Dear Architect,

The proposed residential building plan under subject matter as received in this office under self-certification policy have been checked vis-à-vis zoning provisions and provisions of HBC-2017 in reference to setbacks, height, position of gate, FAR and ground coverage and found correct. Please ensure that rest of provisions of HBC-2017 as well as ownership /other parameters are complied with /again ensured, before issuing approval to the owner /applicant and ensure that approval letter and approved building plan and CD are submitted by you in this office as well as O/o DTP (Enforcement), Gurugram within 15 days from this technical approval, failing which strict disciplinary action shall be initiated for withdrawal of technical approval. A copy of the approval letter may also be submitted to the concerned colonizer.

Further, in case of your withdrawal of professional services in respect of subject cited plot, the intimation regarding the same must be conveyed immediately along-with reasons thereof, to this office under intimation to District Town Planner (Enf.), Gurugram and you shall be liable to follow the measures prescribed in the Self Certification Policy, failing which action as per Act /Rules/Policy shall be initiated. Further, the following condition should be imposed in BR-III issued by you to the applicant:-

- 1 That you shall abide by the terms & conditions as mentioned in Deen Dayal Jan Awas Yojna (DDJAY-2016).
- 2 These plans are approved with FAR of 264% as per the permissible FAR mentioned in policy dated 26.10.2021. Any enhanced FAR shall be got approved for which you shall be liable to pay the additional fee/ charges as per the instructions framed by Govt. from time to time.
- 3 That you shall abide by the Punjab Scheduled Roads and Controlled Area restriction of Unregulated Development Act, 1963 and rules framed there under.
- 4 The building plans shall be treated as cancelled if the plots falls in an unlicensed area.
- 5 Out of the applied 118 nos. of plots, 63 nos. of plots are frozen by the Department in the layout plan.
- 6 That you shall not create any Third Party Rights in the 50% freezed area as per Directorate Order issued vide Endst. No. ZP-1243/AD(NK)/2019/18618 dated 05.08.2019.
- 7 The subject cited approval is valid for two years.
- 8 This plan is being approved without prejudice to the validity of the license of the colony.
- 9 You shall get the setbacks of your building(s) checked at plinth level and obtain a certificate from this office before proceeding with the super structure.
- 10 That you shall get an occupation certificate from the competent authority before occupying the above said building.
- 11 That you shall provide Rain Water Harvesting system as proposed in the building plan.
- 12 That responsibility of the structural design & structural stability against the earthquake of

the building block shall be solely of the Architect/Owner.

- 13 That the basement setback shall be minimum 2.4 mtr. from the common wall in the event the adjoining plot is built up without a basement.
- 14 That you shall not use the proposed building other than residential purposes and shall not raise any further construction without getting the approval of competent authority otherwise this approval shall be automatically cancelled and appropriate action as per rule will be initiated.
- 15 That you shall not apply for occupation certificate till all the development works in the licensed colony are completed and functional.
- 16 Solar assisted water heating system shall have to be provided as per prevailing Government Policies / Norms.
- 17 That you shall abide by the conditions as declared in the Affidavit. If you breach any of the conditions laid down in the said affidavit the approval of the building plan deemed to be cancelled.
- 18 That you shall also comply with the conditions as approved/conveyed from time to time by the Govt.
- 19 That you shall adhere to the guidelines issued by Director General, Town & Country Planning on 14.05.2015 (Circulated by this office on 27.05.2015) in reference to orders dated 10.04.2015 of Hon'ble National Green Tribunal in O.A. No. 21 of 2014 i.e. Vardhman Kaushik Vs. Union of India & Ors and order dated 21.04.2017 passed by Commissioner, Municipal Corporation, Gurugram (MCG) regarding construction & demolition waste management at site.
- 20 This sanction will be void ab initio if any of the conditions mentioned above are not complied with.
- 21 You shall submit the BRS-III alongwith copy of plans duly signed by you related to all these plots in 15 days of this technical approval.
- 22 This sanction is granted subject to validity of license.

In addition to above, it is also directed to obtain the PH services report from concerned XEN's HSVP before issuance of BRS-III to the applicant.

The copy of BRS-III shall also be endorsed to the Regional Officer of Haryana State Pollution Control Board, Gurugram.

With Regards  
DTP (P), GGN.