

Sh. P. Singh / Sh. Mukesh Goelji

BR-III  
(See Rule 44)

From

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

To

M/s Cadillac Buildwell Pvt. Ltd.,  
63, Rama Marg, Najafgarh Road,  
New Delhi - 110015.

Memo No: -ZP-324-JD (B)-2009/ 11024

Dated: 30-10-09

**Subject: -** Approval of Building Plans of Group Housing Colony on the land measuring 5.34375 acres (Licence No. 227 of 2007 dated 22.9.2007) in Sector -15, Bahadurgarh Distt. Jhajjar being developed by M/s Cadillac Buildwell Pvt. Ltd.

Reference your application dated 21.8.2009 for permission to erect buildings in Group Housing Colony area measuring 5.34375 acres in sector -15, Bahadurgarh, Distt. Jhajjar 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 thereunder 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 multistoryed 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 and NBC code/IS code.

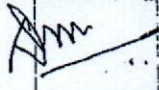




Further, the colonizer firm shall also prepare and submit the plans in triplicate to M.C., Jhajjar, clearly marked and indicating the complete fire protection arrangements and means of escape/ access for the proposed building with suitable legend and standard signs.

On receipt of the above request the M.C., Jhajjar 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., Jhajjar 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 Jhajjar. A clearance to this effect shall be obtained from the M.C., Jhajjar 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) DPC Certificate issued by District Town Planner, Jhajjar.





(ii) Structural stability certificate duly signed by the recognized Structural Engineer.

(iii) A clearance from Fire Safety point of view from the Director Urban Local Bodies, Haryana, Chandigarh.

13-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 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 Block	Capacity of tank for domestic use in Ltrs.	Up pipe in mm	Down pipe in mm
1	Tower -T1 (4 Nos)	4x10000 Ltrs.	65 mm	80/65/50/40/32/25 mm
2	Tower -T2	1x18000 Ltrs	65 mm	-do-
3	Tower -T3	1x13000 Ltrs.	65 mm	-do-
4	Tower -T4	1 x 15000 Ltrs.	65 mm	-do-
5	EWS	1x6000 Ltrs.	32 mm	40/32/25/20 mm
6	Community Centre	1 x 5000 Ltrs.	25 mm	25/20 mm
6	Shops U.G.T. (Domestic)	1x500 Ltrs. 150000 Ltrs.	20 mm	20 mm

(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 15 mm dia.

(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 Generator 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 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.

16. Storm Water Drainage

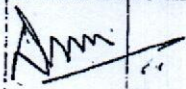
- (i) All external storm water drainage shall be provided suitable so as to disposal of rain water in to external system of the Town.
- (ii) All rain water stack pipes shall be 100/150 mm dia pipes as shown on the plans.
- (iii) It is made clear that roof top rain harvesting system shall be provided by you and shall be kept operational all the time.

17. Fire Fighting: -

It is made clear that the appropriate provision for fire fighting arrangement as required in National building Code/ISI should be provided and fire fighting safety certificate shall be obtained before undertaking any construction. You shall be sole responsible for fire fighting arrangement.

18. GENERAL: -

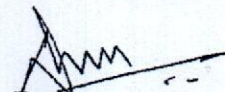
- (i) You shall provide alternative source of electricity for functioning of water supply, sewerage and storm water drainage scheme by providing Generator Set of required capacity.
- (ii) All pipes, fixtures, fitting, pumps, Generator set and filtration plant etc. shall be conforming to relevant IS specification and ISI marked.
- (iii) The replacement water shall be disposed off by the 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.
- (iv) That the colonizer shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 195 (E) Dated 19.1.2009 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) 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 ab initio, if any of the conditions mentioned above are not complied with.

DA/One set of Building Plans

  
(Devendra Nimbokar)

District Town Planner, (HQ),

Member Secretary,

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

Kushan


Endst. No: -ZP-324-JD (B)-2009/1

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- Senior Town Planner, Rohtak w.r.t. their office memo no. 3145 dated 17.7.2009.
- 5- S.E (HQ) HUDA, Panchkula w.r.t. their office memo no. 59 dated 27.2.2009.
- 6- Distt. Town Planner, Jhajjar along with one set of building plans.

Encl: as above

  
(Devendra Nimbokar)

District Town Planner, (HQ),

Member Secretary,

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