

**DEPARTMENT OF ARCHITECTURE & ENVIRONS
NEW DELHI MUNICIPAL COUNCIL
PALIKA KENDRA: NEW DELHI**

No: CA/BP/14, Lady Harding Road, New Delhi./D- 01-05

Dated: 01/01/2021

Sh. Kamal Kumar
S/o Sh. D.N. Taneja
UGF, Vandana Building,
11 Tolstoy Marg,
New Delhi - 110001

Sub: Plans for Demolition and reconstruction in r/o Plot No. 88/1-A, Lady Harding Road known as 14, Lady Harding Road, New Delhi.

Dear Sir/Madam,

With reference to your application/representation submitted vide scheme no. NDMC/BP/0039/19-20 dated 24.10.2019 for the grant of sanction, to erect/re-erect/add/alts in the building to carry out the development specified in the said application relating to, **Plans for Demolition and reconstruction in r/o Plot No. 88/1-A, Lady Harding Road known as 14, Lady Harding Road, New Delhi.** it is to inform that the same has been sanctioned vide orders dated **01.08.2020** by the NDMC and being released subject to the following conditions and corrections made on the plans.

1. The plans are valid up to **31.07.2025** provided the construction is started within one year from the date of sanction.
2. The construction will be undertaken as per sanctioned plans only and no deviations from the bye-laws will be permitted without prior sanction. Any deviation done against the bye-laws is liable to be demolished and the supervising architect engaged on the job will run the risk of having license cancelled.
3. A notice in writing shall be sent to NDMC before commencement of the erection of the building as per Bye-laws. Similar notice will be sent to NDMC when the building has reached up to plinth level.
4. The party shall not occupy or permit to occupy the building or use to permit to be use the building or any part thereof affected by any such work until the Authority issues a occupancy certificate.
5. NDMC will stand indemnified and kept harmless from all proceedings in courts and before other authorities of all expenses/losses/claims, which the NDMC may incur or become liable to pay as a result or inconsequence of the sanction acceded by it to these building plans.
6. The doors and windows leaves shall be fixed in such a way that they shall not, when open, project on any street.
7. The party will not convert the building into more dwelling units than sanctioned.
8. The building shall not be constructed within minimum distance as specified in Indian Electricity Rules from voltage lines running on side of the site.
9. The land left open on consequences of the enforcement of the set back rule shall form part of the public street.
10. Violation beyond building bye-laws as described in Annexure 'IV' of the Building Bye-laws shall not be compounded in any manner.
11. It will be the duty of the owner of the plot and the Architect preparing the plans to ensure that the sanctioned plans are as per prevalent building bye-laws. If any infringement of bye-laws remain unnoticed, the NDMC reserves the right to amend the plans as and when the infringement comes to its notice and NDMC will stand indemnified against any claim on this account.
12. The plans be got approved separately under the terms of lease from the lesser i.e. Land & Development office.
13. That the construction site shall be properly screened off the main road (s) erecting a screen wall not less than 8'-0" in height from the ground level and painted in white and greens straps to avoid any unpleasant look from the road site.
14. A copy of the sanctioned plan shall always be available and displayed at work site w.r.t. plot no., location, name of the lesser/owners/use of property as per lease deed, date of sanction of bldg. Plans with number/validity of sanction and use of different floors and area sanctioned till the Completion Certificate is issued.

15. All public buildings including institutional buildings schools etc. must have a provision for access to the handicapped person.
16. Provision for rain water harvesting shall be made compulsorily.
17. The malba during the construction should be removed on weekly basis from the sites.
18. The procedure during construction shall be followed as per provision 2.5 of UBBL-2016.
19. The sanctioning authority approves Architectural Drawings / Development Control norms with respect to the Building Bye Laws and Master Plan provisions only. The technical drawings / documents submitted by the owner / consultant / Architect / Engineer / Structural Engineer / Landscape Architect / Urban Designer / Engineer for Utility Services are considered as part of the records / information supporting the building permit only. The responsibility of the correctness of information / application of technical provisions fully vests with the owner / consultant / Architect / Engineer / Structural Engineer / Landscape Architect / Urban Designer / Engineer for Utility Services and shall be liable as per laws.
20. The ongoing construction at site shall be regularly inspected by the concerned N.D.M.C. officials.
21. Noise related activities should not be taken up for construction at night after 10 P.M.
22. The sanction will be void-abinitio if auxiliary conditions mentioned above are not complied with.
23. The plans shall be got revalidated before the expiry of validity period.
24. Construction workers shall be provided housing within the construction site or it shall be ensured that the same shall be provided in the Holding Area being developed by Construction Workers Welfare Board.
25. No projection whatsoever like Chajjas, roof projections, balconies, cornices etc. shall be constructed / projected on municipal land particularly where the setback is zero.
26. As per the orders of Hon'ble National Green Tribunal's dtd. 26.11.2014 & 04.12.2014 in the matter of Vardhaman Kaushik V/s Union of India & Ors. and Sanjay Kulshreshtha V/s Union of India & Ors & MoEF Guidelines, 2010, party shall put tarpaulin on scaffolding around the area of construction and building & shall not store / dump any construction material particularly sand or debris on any part of the street, road / metalled road in the colony.
27. The construction material of any kind i.e. stored in the site will be fully covered in all respects by tarpaulin.
28. The dust emissions from the construction site should be completely controlled and all precautions taken in this behalf to prevent the dust for flying from outside the plot area.
29. Party shall provide mask to every worker working on the construction site to prevent inhalation of dust particles and also provide medical help, investigation and treatment.
30. The use of wetjet in grinding & stone cutting is compulsory and provide wind breaking walls around construction site.
31. The vehicles carrying construction material and construction debris of any kind should be cleaned before it is permitted to ply on the road after unloading of such material.
32. Building complexes covered under the EIA notification of 2006 shall provide green belt around the building.
33. If party is found to be violating any of the directions passed in the order of Hon'ble National Green Tribunal's dtd. 26.11.2014 & 04.12.2014 in the matter of Vardhaman Kaushik V/s Union of India & Ors. and Sanjay Kulshreshtha V/s Union of India & Ors & MoEF Guidelines, 2010 and or for their non-compliance such party shall be liable to pay compensation of Rs.50,000/- per default in relation to construction activity at its site and Rs.5,000/- for each violation during carriage and transportation of construction material, debris through trucks or other vehicles, in terms of section 15 of the NGT Act on the principle of polluter pay.


(RAJEEV SOOD)
CHIEF ARCHITECT

Encl:- A set of sanctioned plan containing 19 no. of sheets.

Copy to:-

1. Director (Tax), N.D.M.C. – alongwith 1 set of plan.
2. Director (Vigilance), N.D.M.C. - alongwith 1 set of plan.
3. Director (E-BR & STC), N.D.M.C – STC-alongwith 1 set of plan.
E-BR – for information please.
4. L&DO for information please - alongwith 1 set of plan.

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CHIEF ARCHITECT