

BR-III
(See Rule 44)
DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
SCO-71-75, SECTOR-17-C, CHANDIGARH.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851, E-mail: tcphry@gmail.com
Website www.tcpharyana.gov.in

Memo No. ZP-970/AD (RA) /2015/ 6928 Dated:- 21/4/15.

To

Smt. Aarti Khandelwal and others,
C/o DSS Buildtech Pvt. Ltd.
506, 5th Floor, Time Square Building, B Block, Sushant Lok-I,
Gurgaon -122002.

Subject:- Approval of building plans of Group Housing Colony measuring 17.41875 acres (Licence No. 77 of 2013 dated 10.08.2013) in Sector-35 Sohna being developed by Smt. Aarti Khandelwal and others in collaboration with DSS Buildtech Pvt. Ltd.

Reference your application dated 17.04.2014 and subsequent letter dated 27.05.2014 & 16.06.2014 for permission to erect the buildings in Group Housing Colony measuring 17.41875 acres in Sector-35 Sohna, District Gurgaon, 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 there under along with 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) The building shall be constructed as per the structure design submitted by you and as certified by your structure engineer that the same has been designed as per the provisions of NBC and relevant IS code for all seismic load, all dead and live loads wind pressure and structural safety from earthquake 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 staircases shall be built of the fire resisting material as per standard specification.

CERTIFIED TRUE COPY
DSS BUILDTECH PRIVATE LIMITED

Baras Kumar Jam

DIRECTOR

- 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 Sohna,, 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 Sohna, 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 Executive Officer, Municipal Council Sohna, 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 Executive Officer, Municipal Council Sohna, unless he is satisfied that adequate fire fighting measures have been installed by you and suitable external fire fighting infrastructure has been created at Sohna, by Executive Officer, Municipal Council Sohna,. A clearance to this effect shall be obtained from the Executive Officer, Municipal Council Sohna, 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

CERTIFIED TRUE COPY

DSS BUILDTech PRIVATE LIMITED

Paras Kumar Jain

DIRECTOR

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) DPC Certificate issued by DTP, Gurgaon.
 - (ii) Structural stability certificate duly signed by the recognized Structural Engineer.
 - (iii) A clearance from Fire Safety point of view from the Executive Officer, Municipal Council Sohna.
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.
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	Capacity of Tank of Domestic Use	Up Pipe in mm.	Down Pipe in mm.
1.	Tower-B, D, F, G, H (5 No's) (Dom)	5x25000 Ltrs.	50mm	65/50/40/32/25/20 mm
	Flushing	5x13500 Ltrs.	40mm	50/40/32/25/20mm
2.	Tower-A, C & F (3 No's) (Dom)	3x26000 Ltrs.	50mm	65/50/40/32/25/20 mm
	Flushing	3x14000 Ltrs.	40mm	50/40/32/25/20mm
3.	Tower-I (Dom)	1x23000 Ltrs.	50mm	65/50/40/32/25/20 mm
	Flushing	1x12500 Ltrs.	40mm	50/40/32/25/20mm

CERTIFIED TRUE COPY

DSS BUILDTECH PRIVATE LIMITED

Paras Kumar Jain

DIRECTOR

4	Tower-S1 (Dom)	1x22000 Ltrs.	50mm	65/50/40/32/25/20 mm
	Flushing	1x12000 Ltrs.	40mm	50/40/32/25/20mm
5.	Tower-S2 (Dom)	1x26000 Ltrs.	50mm	65/50/40/32/25/20 mm
	Flushing	1x14000 Ltrs.	40mm	50/40/32/25/20mm
6.	Service Living Club (Dom)	Water will be fed from Tower-S2		
7.	EWS (Dom)	1x47500 Ltrs.	50mm	65/50/40/32/25/20 mm
	Flushing	1x26000 Ltrs.	40mm	50/40/32/25/20mm
8.	Shopping-K & L (Dom)	2x1000 Ltrs	25mm	32/25/20mm
	Flushing	1x500 Ltrs.	25mm	32/25/20mm
9.	Club Building (Dom)	1x3500 Ltrs	25mm	32/25/20mm
	Flushing	1x2000 Ltrs	25mm	25/20mm
9.	Swimming Pool	15 KL		
	RCC UGT Tank (Dom)	500 KL		

- (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% standby arrangement shall also be provided by you. It is made clear that you shall be solely 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 F.T. shall be 75 mm dia.
- (v) All W.C. shall be provided with high / low level flushing cistern. The capacity of flushing.cistern shall be of 8 Ltrs.
- (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.

CERTIFIED TRUE COPY

DSS BUILDTECH PRIVATE LIMITED

Paras Kumar Jain

DIRECTOR

- (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 Twin level basement except below EWS, Shopping, Tower-A, B, D, F, G, I 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 places and from where the pumping has been proposed by you by providing pumps of 450 LPM capacity at 15.00 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) 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. You shall apply for Environment clearance within 30 days from the issuance of this letter.

CERTIFIED TRUE COPY

DSS BUILDTECH PRIVATE LIMITED

Paras Kumar Jain

DIRECTOR

- (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 as per norms specified by HAREDA and shall be made operational in the 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) That you shall submit the scanned copy of the approved building plans of this scheme in CD format within one week to this office from the issuance of this letter.
- (ix) That you shall deposit the labour cess in future, time to time as per construction done at site.
- (x) That if site for Electric Sub Station is required same will be provided by you in the colony.
- (xi) 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 is clarified to you 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.
- (xii) The replacement water shall be disposed off by the colonizer 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.
- (xiii) Proper filtration plant shall be provided by the colonizer for filtration & recycling of the water of the swimming pools only small quantity of water shall be used for replacement of water in the swimming pool.
- (xiv) The swimming pools shall not be connected with the storm water drain for the disposal of replacement of water.
- (xv) No cross connection between recycled water system and potable water system shall be made.
- (xvi) 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.

CERTIFIED TRUE COPY
DSS BUILTECH PRIVATE LIMITED
Paras Kumar Jain

DIRECTOR

- (xvii) 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.
- (xviii) Alternative source of electricity shall be provided by you for functioning of water supply, sewerage, SWD, Scheme by providing Gen. set of required capacity.
- (xix) The colonizer/firm will provide appropriate pipes (both up and down) for solar water heating system.
- (xx) That no separate zoning plan is approved for community sites earmarked within a Group Housing Colony. The community building/buildings shall be constructed by the colonizer/owner as per provision of The Haryana Development and Regulation of Urban Areas (Amendment and Validation) Act No. 4 of 2012, failing which the said site shall vest in the Government.
- (xxi) That you shall abide by the policies issued by the Department regarding allotment of EWS flats time to time.
- (xxii) That the colonizer shall submit the fire fighting scheme duly approved in accordance with the section 15 of The Haryana Fire Safety Act 2009 and directions issued by the Director, Urban Local bodies Haryana before starting the construction work at site.
- (xxiii) That provision of parking shall be made within the area earmarked /designated for parking in the colony and no vehicle shall be allowed to park outside the premises.
- (xxiv) The responsibility of laying and maintain (including quality and design etc.) of internal public health services shall be entirely of the owner/supervising Architect/engineer of the scheme.
- (xxv) You shall abide the terms and conditions of the Undertaking/Affidavit submitted in the office of Administrator, HUDA, Gurgaon in compliance of Order dated 16.07.2012 of the Hon'ble High Court and shall not extract groundwater for construction purposes.
- (xxvi) That you shall submit the approved Electrical Service Plan from competent authority and certificate to this effect that Adequate arrangement have been put in place before grant of occupation certificate.
- (xxvii) That you shall follow provisions of Section 46 of 'The Persons With Disabilities (Equal Opportunities, Protection of Rights and Full

CERTIFIED TRUE COPY
DSS BUILDTECH PRIVATE LIMITED
Paras Kumar Jain

DIRECTOR

Participation) Act, 1995' which includes construction of ramps in public buildings, adaption of toilets for wheel chair user, Braille symbols and auditory signals in elevators or lifts and other relevant measures for Hospitals, Primary Health Centres and other medical care and rehabilitation units.

(xxviii) That you shall not construct the building more than 30.00 Meters without obtaining the NOC from AAI.

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

DA/One set of Building Plans


(Karamveer Singh)

District Town Planner (HQ),
Member Secretary,

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

Memo No. ZP-970/AD (RA) /2015/_____ Dated:-_____

A copy is forwarded to the following for information: -

1. Administrator, HUDA, Gurgaon w.r.t. his office Memo. No. 910 dated 07.11.2014.
2. Senior Town Planner, Gurgaon,.
3. Superintending Engineer (HQ) HUDA, Panchkula.
4. District Town Planner, Gurgaon along with one set of building plans.
5. District Town Planner (Enf.), Gurgaon.

Encl: as above


(Karamveer Singh)

District Town Planner (HQ),
Member Secretary,

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

CERTIFIED TRUE COPY
DSS BUILDTECH PRIVATE LIMITED



DIRECTOR

REGD.

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
Nagar Yojna Bhawan Block-A, Sector-18A, Madhya Marg, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851, E-mail: tcpharyana7@gmail.com
Website www.tcpharyana.gov.in

Memo No. ZP-970/AD(RA)/2020/ 18003

Dated:- 13-10-2020

To


Smt. Aarti Khandelwal and Others,
C/o DSS Buildtech Pvt. Ltd.,
C-47/12, DLF Phase-I,
Gurugram.

Subject:- Revalidation of building plans of Group Housing Scheme measuring 17.41875 acres (License no. 77 of 2013 dated 10.08.2013) in Sector-35, Sohna being developed by Smt. Aarti Khandelwal and others in collaboration with DSS Buildtech Pvt. Ltd.

Please refer to your letter dated 26.08.2020 on the subject cited above.

The building plans of Tower/Block- Block-A, B, C, D, E, F, G, H, I, EWS (S+13 only), S1, S2 & Basement may be revalidated for one block year i.e. upto 20.04.2025 and Community Building-1 & 2, & Convenient Shopping-K, L may be revalidated for two block year i.e. upto 20.04.2021 & subject to the following conditions:-

1. That this revalidation of building plans of Tower/ Tower/Block- Block-A, B, C, D, E, F, G, H, I, EWS(S+13 only), S1, S2 & Basement will be up to 20.04.2025 and Community Building-1 & 2, & Convenient Shopping-K, L will be up to 20.04.2021 in the Group Housing Scheme measuring 17.41875 acres (License no. 77 of 2013 dated 10.08.2013) in Sector-35, Sohna, subject to validity of licence.
2. That this revalidation shall be without prejudice to construction in variation of sanctioned building plans, if any, raised at site.
3. That this revalidation is subject to terms and conditions mentioned in this office memo no. 6228 dated 21.04.2015.
4. That this revalidation is co-terminus with the renewal of licence.


(Hitender Singh)
Architect (HQ)

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

Endst. No. ZP-970/AD(RA)/2020/ _____

Dated:- _____

A copy is forwarded to the following with reference to this office Endst.

No. 6228 dated 21.04.2015 for information.

1. Senior Town Planner, Gurugram.
2. District Town Planner, Gurugram.
3. District Town Planner (Enf.), Gurugram.

CERTIFIED TRUE COPY

DSS BUILDTECH PRIVATE LIMITED



DIRECTOR

(Hitender Singh)
Architect (HQ)

For Chief Town Planner Haryana-cum-Chairman,

FORM BR-III
(See Code 4.2 (4))
Form of Sanction

From

Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee,
O/o Director General, Town & Country Planning Department,
Haryana, SCO-71-75, Sector-17-C, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com
Website www.tcpharyana.gov.in

To

Smt. Aarti Khandelwal and others,
C/o DSS Buildtech Pvt. Ltd.,
506, 5th Floor, Time Square Building,
B Block, Sushant Lok-I,
Gurugram-122002.

Memo No. ZP-970/AD(RA)/2018/ 10899 Dated:- 03-04-18

Subject: - Approval of revised building plans of EWS Block and proposed building plans of Tower-J falling in Group Housing Colony measuring 17.41875 acres (Licence No. 77 of 2013 dated 10.08.2013) in Sector-35, Sohna being developed by Smt. Aarti Khandelwal and others in collaboration with DSS Buildtech Pvt. Ltd.

Reference your letter dated 19.06.2017 & 23.03.2018 for permission to re-erect the revised building plans of EWS Block and proposed building plans of Tower-J falling in Group Housing Colony measuring 17.41875 acres (Licence No. 77 of 2013 dated 10.08.2013) in Sector-35, Sohna in accordance with the plans submitted with it.

The building plans were approved provisionally vide this office memo no. 4353 dated 01.02.2018 for the purpose of inviting objections/suggestions from the existing allottees. The STP, Gurugram vide memo no. 1873 dated 15.03.2018 has informed that no objection has been received in respect of the amendments made in the building plans. Hence, 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 and Haryana Building Code-2017 subject to the following amendments, terms and 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) The building shall be constructed in accordance to the Structure Design submitted by you and as prepared by Structure Engineer and certified by

CERTIFIED TRUE COPY

DSS BUILDTECH PRIVATE LIMITED

Paras Kumar Jain

DIRECTOR

Proof Consultant on prescribed FORM BR-V (A2), as per the provisions of NBC and relevant IS Code for all seismic load, all dead and live loads wind pressure and structural safety from earthquake 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 staircases 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:

- (i) The colonizer 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.
 - (ii) That you shall get approved the fire-fighting scheme in accordance with the section 15 of The Haryana Fire Safety Act, 2009 and directions issued by the Director General, Haryana Fire Services, before starting the construction work at site.
- 4. 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.
 - 5. That you shall furnish the service plan/estimate of this scheme in accordance with approved building plans.
 - 6. Based on the actual estimated cost of internal development of the Group Housing Colony you shall furnish additional bank guarantee, if required, before approval of service plan estimates.
 - 7. The revenue Rasta if any passing through the site shall be kept unobstructed.
 - 8. 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.
 - 9. The layout showing the electric installation shall have to be got approved from the Chief Electrical Inspector before execution of work at site.
 - 10. No person shall occupy or allow any other person to occupy any new building or part thereof for any purpose whatsoever 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.

CERTIFIED TRUE COPY
DSS BUILDTech PRIVATE LIMITED

Paras Kumar Jain

DIRECTOR

11. You shall apply for occupation certificate as per the provisions of Code 4.10 of the Haryana Building Code-2017 which shall be accompanied by certificates regarding completion of works described in the plans and it shall be accompanied by:
 - (i) Structural stability certificate duly signed by the recognized Architect & Structural Engineer.
 - (ii) A clearance from Fire Safety point of view from the competent authority.
12. The basement shall be used for parking and services as prescribed in the approved zoning plan and building plans. The parking lots shall form part of common areas along with other common uses or as provided, in the declaration to be filed under Apartment Ownership Act, 1983.
13. You shall comply with the conditions laid down in the Memo No. 168589 dated 08.09.2017 of Superintending Engineer (HQ), HUDA, Panchkula & Fire Officer, (HQ), DULB, Panchkula vide memo no. 70043 dated 06.09.2017 (copies enclosed).
14. GENERAL: -
 - (i) That the coloniser/owner 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 Forests, Government of India before starting the construction/execution of development works at site.
 - (ii) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 - (iii) That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 - (iv) That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
 - (v) That coloniser/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
 - (vi) That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
 - (vii) That you shall deposit the labour cess in future, time to time as per construction of work done at site.
 - (viii) That if any, site for Electric Sub Station is required, same will be provided by you in the colony.

CERTIFIED TRUE COPY

DSS BUILDTECH PRIVATE LIMITED

Paras Kumar Jain

DIRECTOR

- (ix) That provision of parking shall be made within the area earmarked /designated for parking in the colony and no vehicle shall be allowed to park outside the premises.
 - (x) You shall abide the terms and conditions of the undertaking/affidavit submitted in the office of Administrator, HUDA, Gurugram in compliance of order dated 16.07.2012 of the Hon'ble High Court and shall not extract groundwater for construction purposes.
 - (xi) The responsibility of laying and maintaining (including quality and design etc.) of internal public health services shall be entirely of the owner/supervising architect/engineer of the scheme.
 - (xii) That you shall follow provisions of section 46 of 'The Persons with Disabilities (Equal Opportunities, protection of Rights and full Participation) Act, 1995' which includes construction of Ramps in public buildings, adaption of toilets for wheel chair users, Braille symbols and auditory signals in elevators or lifts and other relevant measures for Hospitals, Primary Health Centre and other medical care and rehabilitation units.
 - (xiii) That you shall not construct the building having height more than 30 meters without obtaining the NOC from AAI.
 - (xiv) That you shall submit electric service plan estimate for approval to concerned power utility under intimation to this office within 30 days from the issuance of this letter & get the electrical service plan estimates/power load requirement approved from the concerned power utility.
15. Environment: That you shall strictly comply with the directions of MOEF Guidelines, 2010 while raising construction. In addition, you shall comply with the instructions of Director, Town & Country Planning, Haryana, Chandigarh issued vide order dated 14.05.2015, available on the Departmental Website www.tcpharyana.gov.in at URL :https://tcpharyana.gov.in/Policy/Misc392%20QA%20No.%2021%20of%202014%20Vardhaman%20Kaushik%20Vs.%20UOI_ors.pdf in compliance of the orders dated 10.04.2015 passed by Hon'ble National Green Tribunal in OA No. 21 of 2014, which are as under:
- (i) You shall put tarpaulin on scaffolding around the area of construction and the building. You are also directed that you shall not store any construction material particularly sand on any part of the street/roads.
 - (ii) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the Air in any form.
 - (iii) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that

CERTIFIED TRUE COPY

DSS BUILDTECH PRIVATE LIMITED

Paras Kumar Jain

DIRECTOR

the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.

- (iv) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
- (v) 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.
- (vi) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- (vii) Every owner and or builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relating to dust emission.
- (viii) It shall be the responsibility of every owner/builder to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of Hon'ble NGT order dated 10.04.2015 referred above.
- (ix) All to take appropriate measures and to ensure that the terms and conditions of the Hon'ble NGT order dated 10.04.2015 referred above in OA No. 21 of 2014 and the earlier orders passed in said case should strictly comply with by fixing sprinklers, creations of green air barriers.
- (x) Compulsory use of wet jet in grinding and stone cutting.
- (xi) Wind breaking walls around construction site.
- (xii) That you shall ensure that least dust has emitted into air/atmosphere and all steps are taken to prevent the same.
- (xiii) That all the builders, who are building commercial, residential complexes which are covered under the EIA Notification of 2006, shall provide green belt around the building that they construct and compliance of the same shall be ensured prior to issuance of occupancy certificate. The width of green belt will be kept 1.5 meter along boundary wall within site, along periphery.
- (xiv) If any person, owner and or builder is found to be violating any of the conditions stated in this order and or for their non-compliance such person, owner, builder shall be liable to pay compensation of ₹ 50,000/- per default in relation to construction activity at its site and ₹ 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. Such action would be in addition not in derogation to the other action that the Authority made

CERTIFIED TRUE COPY

DSS BUILDTECH PRIVATE LIMITED

Rakesh Kumar Sam

DIRECTOR

take against such builder, owner, person and transporter under the laws in force.

- (xv) All the owners/builders shall ensure that C & D waste is transported in terms of this order to the site in question only and due record in that behalf shall be maintained by the builders, transporters and NCR of Delhi.
- (xvi) It is made clear that even if constructions have been started after seeking Environmental Clearance under the EIA notification 2006 and after taking other travel but is being carried out without taking the preventive and protective environmental steps as stated in above said order dated 10.04.2015 passed by NGT and MOEF guidelines, 2010, the State Government, SPCB and any officer of any Department as afore-stated shall be entitled to direct stoppage of work.
16. That the Service Plans/Estimates for electrical infrastructure shall be submitted to the concerned authority and submit the approval of the same to the Department before applying the completion certificate of the colony under Rule-16 of the Haryana Development and Regulation of Urban Areas Rules, 1976.

This sanction will be void ab initio, if any of the conditions mentioned above are not complied with.
DA/As above


(Hitender Singh)
Architect, (HQ),

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

Memo No. ZP-970/AD(RA)/2018/ _____ Dated:- _____

A copy is forwarded to the following for information: -

1. Haryana State Pollution Control Board, Panchkula with the request that the compliance of the instructions issued by NGT shall be monitored and strict compliance to be ensured.
2. Administrator, HUDA, Gurugram.
3. Senior Town Planner, Gurugram.
4. Superintending Engineer (HQ) HUDA, Panchkula.
5. District Town Planner, Gurugram.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer, Website Updation.
8. Fire Officer O/o Director, Urban Local Bodies, Haryana, Panchkula.

(Hitender Singh)
Architect, (HQ),
For: Chief Town Planner, Haryana-cum- Chairman,
Building Plan Approval Committee.

CERTIFIED TRUE COPY
DSS BUILDTECH PRIVATE LIMITED
Paras Kumar Jain

DIRECTOR

DSS Buildtech Private Limited

Regd. & Corp. Office : 506, 5th Floor, Time Square Building, B Block, Sushant Lok - I, Gurugram-122002, Haryana

CIN :- U452001HR2010PTC040133; E-mail : cs@silverglades.com; Website :- www.silverglades.com

Ph. Nos. :- 0124-4550300/309; Fax: 0124-4550399

The Director General ,
Town and Country Planning Department, Haryana
Plot No. 3, Sector 18A, Madhya Marg,
Chandigarh -160018.

11.03.2021

Subject.: Extension of validity of Community Building -1 & 2 along with Convenient Shopping –K &L
In Building plan for our Group Housing Colony on area measuring 17.4185 Acres in
Sector -35 of Sohna ,District Gurugram (License No. 77 of 2013 dated 10th August 2013).

ZP - 970

Sir,

With reference to subject cited above , we would like to inform you that our building plans were approved vide BR-III /memo no. ZP-970/AD(RA)/2015/6228 dated 21.04.2015 and was valid for 05 years i.e. till 20/04/2020. The validity of the same was extended till 20.04.2025 vide memo No.ZP-970/AD(RA)/2020/18003 Dated 13.10.2020 except for Community Building -1 & 2 along with Convenient Shopping K &L, which was revalidated till 20.04.2021 as their height was less than 15 mts

The total FAR for these are :

Community Building - 1	- 1408.820 sqm
Community Building - 2	- 827.925 sqm
Convenient Shopping –K	- 142.845 sqm
Convenient Shopping –L	- <u>146.220</u> sqm
Total FAR	<u>2525.810</u> sqm

An amount of Rs. 26000/- towards re-validation fees for above Community Building -1 & 2 along with Convenient Shopping –K &L has been paid online towards re- Validation fees @Rs.10/- per Sqm for a further period of 02 (Two) years from 20.04.2021.

Please permit us to submit any other document or information as required by your self in furtherance of the application.

Thanking you ,
Yours Faithfully ,

For DSS Buildtech Pvt. Ltd.

Paras Kumar Jain

(Paras Kumar Jain)

Authorized Signatory

Enclosed : 1) Copy of Receipt of Rs.26000/- re-validation fees paid online.

2) Copy of approved Lay out plan showing area of Community Building -1 & 2 along with Area of Convenient Shopping –K & L , marked in red colour.

CS

From: epayment.tcphry@gmail.com
Sent: 11 March 2021 18:32
To: cs@silverglades.com
Cc: epayment.tcphry@gmail.com
Subject: DO NOT REPLY: Transaction details Town and Country Planning Department, Haryana

Dear Mr./Ms. DSS Buildtech Private Limited


The transaction details are:

Transaction No:	TCP315562131175566
Government Receipt No:	74520663
Payment Status:	Success
Amount:	26000
CIN:	080599
Remarks:	Name- DSS Buildtech Pvt Ltd Case Type- Licence Application Type- Building Plan Charges Type- Re-Validation Fee Licence No- 77 OF 2013

In case of any discrepancy in this payment please contact Sh. Manoj Kumar, Development Manager at dm.swit.tcp@gmail.com with reference to the above mentioned parameters. All correspondence will be done through your registered email id and mobile no.

Please DO NOT REPLY to this email.

Thanks,
IT Cell,
Department of Town and Country Planning,
Government of Haryana

Manoj Kumar


Note: This is a computer generated email and hence does not require any signature