

FORM- B-1

(Chapter 2, Para 2.3)

GRANT OF SANCTION



NAME OF THE SANCTIONING AUTHORITY SOUTH DELHI MUNICIPAL CORPORATION

Building Department (HQ) / HQ Zone

File No. 10095878 Dated: 06/05/2022

To,

M/S. BEST VIEW INFRACON LTD NEW DELHI THROUGHITS AUTHORISED SIGNATORY SH AMIT KUMAR
198/4, GALI NO 02,SHRIRAMNAGAR SHAHADARA,S.O. EAST DELHI

GRANT OF SANCTION

Sub: Sanction Under Clause 336 of Delhi Municipal Corporation Act, 1957

Dear Sir/Madam,

With reference to your application dated **07/02/2022** for the grant of sanction to erect/re-erect/add to/alteration in the building to carry out the development specified in the said application relating to Plot no. **MALVIYA NAGAR**, Pocket no. _____, Block no. _____, Sector no. _____, Situated in/ at **INTEGRATED PLOT AT MALVIYA NAGAR METRO SATATION SITUATED AT MALVIYA NAGAR NEW DELHI 110017**. I have to state that the same has been sanctioned on **04/04/2022** by the MCD subject to the following conditions and corrections made on the plans:-

1. The plans are valid up to 05 day of month May year 2027.
2. The construction will be undertaken as per sanctioned plan only and no deviation 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 his license cancelled.
3. Violation of building bye-laws will not be compounded.
4. It will be duty of the owner of the plot and the Architect preparing the plan to ensure that the sanctioned plans are as per prevalent building bye-laws. If any infringement of the bye-laws remains unnoticed the SOUTH DELHI MUNICIPAL CORPORATION reserves the right to amend the plans as and when the infringement comes to its notice and SOUTH DELHI MUNICIPAL CORPORATION will stand indemnified against any claim on this account.
5. The party shall not occupy or permit it to occupy the building or use permit the building or part there of affected by any such work until occupancy certificate is issued by the sanctioning Authority.
6. SOUTH DELHI MUNICIPAL CORPORATION will stand indemnified and kept harmless from all proceedings in courts and before other authorities of all expenses/losses/claims which the SOUTH DELHI MUNICIPAL CORPORATION may incur or become liable to pay as a result or in consequences of the sanction accorded by it to these building plans.
7. The door and window leaves shall be fixed in such a way that they shall not when open project on any street.
8. The party will convert the house into dwelling units of each floor as per the approved parameters of the project and shall use the premises only for residential purpose.
9. The building shall not be constructed within minimum mandatory distance as specified in Indian Electricity Rules

10. The land left open on consequences of their enforcement of the set back rule shall form part of the public street.
11. The thickness of outer walls will be maintained at least 0.23 mt. (9").
12. The basic levels should be got ascertained from the concerned at the site of the construction.
13. The owner will display boards of minimum size of 3 ft. X 4ft. indicating the following
- i. Plot No. and location
.....
 - ii. Name of lessee/owner
.....
 - iii. Use of the property as per lease deed
.....
 - iv. Date of sanction of Building Plan with No.
.....
 - v. Sanction valid up to
.....
 - vi. Use of different floors and areas sanctioned
.....
 - vii. Name of the Architect & his address
.....
 - viii. Name of the contractor and his address
.....
14. The provision of the display board on the construction site is a mandatory requirement and non-compliance of the same will invite a penalty of Rs. 5000/-.
15. It will be ensured that the construction / demolition work shall be carried out in such a manner that no disturbance/nuisance is caused to residents of the neighborhood.
16. It will be ensured by the owner and the Architect that during the construction the building plans sanctioned shall satisfy all the Environmental Conditions for Buildings and Constructions of Chapter 3, Annexure XIV of these Bye laws and as amended from time to time or any specific orders issued by the Govt.
17. Intimation of Completion of work up to Plinth Level, Plinth Level inspection and the issue of Plinth level Inspection shall be done as per procedures laid down in the Chapter 2 of these bye-laws
18. The building shall be constructed strictly in accordance with the sanction plan as well as in accordance with the certificate submitted jointly by the owner/Architect/Structural Engineer for safety requirement as stipulated in Chapter 9 of these Building Bye-Laws, and the structural Design including safety from any natural hazards duly incorporated in the design of the building as per the Government Of India Notification issued time to time and Annexure VII of theses Bye Laws.
19. The mulba during the construction will be removed on weekly basis. If the same is not done, in that case the local body shall remove the mulba and the cost shall be borne by the owner of the plot.

means of erecting a screen wall not less than 8 ft. in height from ground level which is to be painted to avoid unpleasant look from the road side. In addition to this a net or some other protective material shall be hoisted at the facades or the building to ensure that any falling material remains within the protected area.

21. Noise related activities will not be taken up for construction at night after 10.00 PM.

22 (i) Every builder or owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including builder, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.

(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) 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 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 cleared 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 construction debris relating to dust emission.

(viii) It shall be the responsibility of every 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 this order.

(ix) All to take appropriate measures and to ensure that the terms and conditions of the earlier order and these orders 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) All efforts to be made to increase the tree cover area by planting large number of trees of various species depending upon the quality content of soil and other natural attendant circumstances.

(xiii) 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.

23. 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.

24. No puncture, perforation, cutting, chiseling, trimming of any kind for any purpose are permitted in the structural members (beams / columns) submitted by the structural engineer as structural drawing for building permit in accordance with the relevant structural codes.

25. The sanction will be void ab initio if any material fact has been suppressed or mis-represented or if auxiliary conditions mentioned above are not complied.

Note: - Given below is the Remark provided by concern sanctioning authority:-

"THIS ONLINE REVISED SANCTION HAS BEEN ACCORDED ON THE BASIS OF DOCUMENTS / OWNERSHIP DOCUMENTS UPLOADED BY THE ARCHITECT / APPLICANTS IN THE NAME OF APPLICANTS. APPLICANTS / ARCHITECT ALSO SUBMITTED THE E-UNDERTAKINGS THAT THE SHAPE AND SIZE, AREA OF PLOT SHOWN IN PROPOSAL IS A PER THE OWNERSHIP DOCUMENTS. FURTHER SUBMITTED THAT THEY WILL KEEP THE SDMC HARMLESS FROM ALL EVENTUALITIES IN CASE OF ANY MISREPRESENTATION OF FACTS / INCORRECT STATEMENT AND VIOLATION OF THE ABOVE AT ANY POINT OF TIME. THE SDMC WILL NOT BE RESPONSIBLE FOR ANY DISPUTE ARISES IN FUTURE. IN CASE ANY DISCREPANCY/ MISREPRESENTATION / FRAUDULENT STATEMENT IN CONTRAVENTION OF UBBL-2016, MPD-2021/ ZDP/NBC CODE ARE FOUND / NOTICED AT ANY STAGE, THE SDMC SHALL BE AT LIBERTY TO TAKE ACTION AS PER LAW AGAINST THE OWNERS / ARCHITECT / ENGINEER.

THE UNIFIED BUILDING BYE LAWS-2016 (AMENDED UP TO DATE) AND GREEN BUILDING NORMS, AS PER CHAPTER-10 OF UBBL-2016 (AS APPLICABLE), BE ADHERED TO DURING CONSTRUCTION. THE BUILDING PROPONENT WILL GET HIS PROJECT REGISTERED ON DPCC (DELHI POLLUTION CONTROL COMMITTEE) PORTAL. IF ANY TREE IS REQUIRED TO BE CUT/FALLEN, THE PRIOR APPROVAL OF COMPETENT AUTHORITY IS TO BE OBTAINED. IN CASE THE PROPERTY IS COVERED UNDER THE REAL ESTATE REGULATION ACT.-2016, THE APPLICANT SHALL GET THE PROJECT REGISTERED WITH THE AUTHORITY BEFORE STARTING THE EXECUTION WORK AT THE SITE. THE NON-COMPLIANCE MAY LEAD TO THE REVOCATION OF THE BUILDING PLAN. THE BASEMENT SHOULD BE USED AS PER BASEMENT PLANS.

THE FOLLOWING NOCs / APPROVAL HAVE BEEN RECEIVED/UPLOADED FROM OTHER AGENCIES:-

- 1. THE DUAC ISSUED NOC VIDE LETTER NO. OL-30122155063 DATED 10.01.2022.***
- 2. THE DFS HAS ISSUED CONDITIONAL NOC ONLINE VIDE F.6/DFS/MS/BP/2022/58 DATED 18.02.2022 IN THIS ID.***
- 3. THE APPLICANT / ARCHITECT UPLOADED THE NOC OF DJB VIDE LETTER NO. DJB/ZE-I(SW)-III/2019/35 TO 36 DATED 04.10.2019.***
- 4. THE APPLICANT/ ARCHITECT UPLOADED THE NOC OF ASI LETTER NO. F.NO.12/602/2020-CA/DELHI/UID: 1970-780 DATED 03.03.2020***
- 5. THE APPLICANT / ARCHITECT UPLOADED THE NOC OF DPCC VIDE LETTER NO. DPCC/CMC/2021/6705183 DATED 03.12.2021.***
- 6. THE APPLICANT / ARCHITECT UPLOADED THE NOC OF EC VIDE LETTER NO. F.NO.21-47/2018-IA-III DATED 29.10.2018.***

ALL THE CONDITIONS MENTIONED ABOVE IN NOCS/ APPROVALS OF ALL AGENCIES SHALL BE ADHERED WITH DURING CONSTRUCTION ALSO. IN CASE, ANY CHANGE THE APPLICANT SHALL OBTAIN THE PRIOR APPROVAL. THE NON-COMPLIANCE OF ANY CONDITIONS MENTIONED IN NOCS / APPROVALS MAY LEAD TO REVOCATION OF BUILDING PLAN.

"

Encl: One set on sanctioned plan

Yours Faithfully
Assistant Engineer (Building)
HQ /HQ Zone(digital signature)
For Commissioner SOUTH DMC

Copy to: (1) E.E. (B)South Zone
(2) AA & C (HQ/HQ Zone)

Signature Not Verified
Digitally signed by MANOHAR
LAL
Date: 2022.05.06 18:35:03 IST