

BR-III
(See Rule 44)
DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
SECTOR-18, CHANDIGARH.
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Memo No. ZP-775/JD(BS)/2012/ 10632

Date:- 19/6/12

To

Vinman Constructions Pvt. Ltd. and Elite Villas Pvt. Ltd.
C/o Cosmos Infra Engineering (India) Ltd.
C-31, 32, 2nd Floor, opposite PVR Plaza, Connaught Place,
New Delhi-110001.

Subject:- Approval of building plans of Group Housing Scheme measuring 14.843 acres (– 1.50 acres frozen in CWP No. 11237 of 2011 in Licence No. 110 of 2011 dated 14.12.2011), Sector-111, Gurgaon Manesar Urban Complex being developed by Vinman Constructions Pvt. Ltd. and Elite Villas Pvt. Ltd. in collaboration with Cosmos Infra Engineering (India) Ltd.

Reference your application dated 19.01.2012 and subsequent letter dated 21.02.2012 for permission to erect the buildings in Group Housing Scheme measuring 14.843 acres (– 1.50 acres frozen in CWP No. 11237 of 2011 as shown on the site plan) in Sector-111, Gurgaon Manesar Urban Complex 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 thereunder alongwith 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) All material to be used for erection of building shall conform to I.S.I. and N.B.C. standards.
- b) No walls/ceiling shall be constructed of easily inflammable material and staircases shall be built of the fire resisting material as per standard specification.
- c) 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

parking lot shall not be leased out /transferred to any person who is not a flat owners /residents 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 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 Block	Capacity of tank for Domestic uses (In Liters.)	Up pipe (In MM)	Down pipe (In MM)
1.	Tower-Type-A	1x29000	50mm	80/65/50/40/32/25/20mm
	Flush	1x15000	40mm	65/50/40/32/25/20mm
2.	Tower-Type-B1 to B5 (Dom)	5x22000	50mm	80/65/50/40/32/25/20mm
	Flushing	5x11000	40mm	65/50/40/32/25/20mm
3.	Tower-Type-C1 to C3 (Dom)	3x4000	32mm	40/32/25/20mm
	Flushing	3x4000	32mm	40/32/25/20mm
4.	Tower-Type-D	1x21,000	65mm	100/80/65/50/40/32/25/20mm
	Flushing	1x12,000	50mm	80/65/50/40/32/25/20mm
5.	Villa E1 – E7	7x1500	25mm	32/25/20mm
	Flushing	7x1000	25mm	25/20mm
6.	EWS (Dom)	1x15,000	50mm	80/65/50/40/32/25/20mm
	Flushing	1x7000	40mm	65/50/40/32/25/20mm
7.	Shops & Community Building	2x3000	20mm	25/20mm
	Flushing	2x2000	20mm	25/20mm
8.	Nursery School	1x5000	20mm	32/25/20mm
	UGT (Dom)	3x50,000		

- (ii) In let 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 sole 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

- (vii) 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.
- (viii) 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.
- (ix) That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
- (x) That if any, site for Electric Sub Station is required same will be provided by you in the group housing colony.
- (xi) That you shall deposit the labour cess in future, time to time as per construction of work done at site.
- (xii) 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.
- (xiii) Recycled water is proposed to be utilized for flushing purposes. The firm has made provision of separate flushing line, storage tank, metering system, pumping system and plumbing. It may be clarified to developer 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.
- (xiv) No cross connection between recycled water system and potable water system shall be made.
- (xv) All plumbing pipes fittings, valves of flushing system pipe 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.
- (xvi) 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 suitable colored/taped sleeve shall be used.
- (xvii) The coloniser/firm will provide appropriate pipes (both up and down) for solar water heating system.
- (xviii) That the owner shall construct the EWS flats within 2 years and give the advertisement in the newspapers for inviting the application for EWS flats in their Group Housing Colony within 12 months from the issuance of this sanction letter.