

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

From

Chief Town Planner, Haryana-cum- Chairman,  
Building Plan Approval Committee,  
O/o Director, Town & Country Planning Department,  
Haryana, SCO-71-75, Sector-17-C, Chandigarh.  
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,  
E-mail: tcpharyana5@gmail.com  
Website www.tcpharyana.gov.in

To

Sh. Satyabir Yadav and Swati Yadav,  
H.No. 13, Sector-15, Part-I,  
Gurugram.

Memo No. ZP-451/SD(BS)/2017/\_\_\_\_\_

Dated:-\_\_\_\_\_

Subject: - Approval of revised building plans of Primary School site measuring 1.00 acre falling in Group Housing Colony measuring 23.10 acres (Licence No. 123 of 2008 dated 14.06.2008) in Sector-84, Gurugram being developed by Sh. Satyabir Yadav and Swati Yadav.

Reference your application dated nil received on 22.12.2016 for permission to re-erect the buildings of Primary School site measuring 1.00 acre falling in Group Housing Colony measuring 23.10 acres (Licence No. 123 of 2008 dated 14.06.2008) in Sector-84, Gurugram, in accordance with the plans submitted with it.

Permission is hereby granted for the aforesaid construction subject to the provisions of the respective Acts 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.
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 by Structure Engineer and certified by Proof Consultant on prescribed FORM BR-V(A2).
- 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 firefighting measures and shall abide by all fire safety bye laws.
  - (ii) That you shall get approved the firefighting scheme in accordance with the section 15 of The Haryana Fire Safety Act 2009 and directions issued by the Director, Haryana Fire Services, Haryana, 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 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.
5. The revenue Rasta if any passing through the site shall be kept unobstructed.
6. 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.
7. The layout showing the electric installation shall have to be got approved from the competent authority before execution of work at site.
8. No person shall occupy or allow any other person to occupy any new building and before grant of occupation certificate, 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) DPC certificate issued by DTP.
  - (ii) Structural stability certificate duly signed by the recognized Architect & Structural Engineer.
  - (iii) A clearance from Fire Safety point of view from the competent authority.
9. The basement shall be used for parking and services as prescribed in the approved zoning plan and building plans, if any.



10. You shall comply with the conditions laid down in the Memo No. 79531 dated 04.05.2017 of Superintending Engineer (HQ), HUDA, Panchkula (copy enclosed).
11. GENERAL: -
- (i) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
  - (ii) That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
  - (iii) 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.
  - (iv) 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.
  - (v) 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.
  - (vi) That you shall submit the scanned copy of the approved building plans of this scheme to this office from the issuance of this letter.
  - (vii) That you shall deposit the labour cess in future, time to time as per construction of work done at site.
  - (viii) 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.
  - (ix) 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.
12. That you shall strictly comply with the directions of MOEF Guidelines, 2010 while raising construction and comply with the instructions of Director,

Town & Country Planning, Haryana, Chandigarh issued vide order dated 14.05.2015 and is also available on the Departmental Website www.tcpharyana.gov.in.

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

(Devendra Nimbokar)  
Senior Town Planner (M)HQ,  
Member Secretary  
For: Chief Town Planner, Haryana-cum- Chairman,  
Building Plan Approval Committee.

Endst. No. ZP-451/SD(BS)/2017/ 15913

Dated: - 10-07-2017

A copy is forwarded to the following for information: -

1. Senior Town Planner, Gurugram.
2. Superintending Engineer (HQ) HUDA, Panchkula.
3. District Town Planner, Gurugram, alongwith one set of Building Plans.
4. District Town Planner (Enf.), Gurugram.
5. Nodal Officer, Website Updation.

Encl: as above

(Devendra Nimbokar)  
Senior Town Planner (M)HQ,  
Member Secretary  
For: Chief Town Planner, Haryana-cum- Chairman,  
Building Plan Approval Committee.