

To

Ar. Amulya Khungar,
H.no -06, New colony,
Ambala Cantt.

Memo No.: P-1365

Dated: 20-10-2018

Sub.: Confirmation for the sanction of building plan of plot no.J-21, situated at Sector-22-24, License colony- M/s Aerens Jai Realty Pvt. Ltd, Jagadhri in respect of Smt. Sharda Rani W/o Sh. Pardeep Kumar under the Self Certification Policy.

Ref.: Applicant's application dated 08.10.2018.

The subject cited plan is scrutinized as per provisions of Haryana Building Code-2017 and found in order. The plan is hereby confirmed for sanction.

The Architect will issue the permission as per Code No. 4.2 (4) of Haryana Building Code, 2017, zoning plan approved by the Director alongwith other amendments/instructions issued from time to time by the Director in this regard. The Architect will submit a complete set of documents of the permission issued by him in this office.

- a) Following provisions of Haryana Building Code-2016 will also complied with-
- 2.2(3) Competent Authority or any other person authorized by him reserves the right to check the building plans and construction at any stage and violations, if found shall have to be rectified by the owner/applicant. In case the owner/applicant fails to rectify violations, the Competent Authority may take necessary steps to rectify the violations. Action shall also be taken against the defaulting Architect by referring his case to the Council of Architecture/concerned institute for misconduct. All rectifications shall be at the risk and cost of the owner and no plea of the owner shall be entertained for any default committed by the Architect engaged by him. In all such cases, the procedure of self-certification shall stand aborted.
- 2.2(4) If a building is erected or re-erected or construction work is commenced in contravention to any of the building regulations, the Director or any other person authorized by him shall be competent to require the building to be altered or demolished, by a written notice delivered to the owner. Such notice shall also specify the period during which such alteration or demolition has to be completed and if the notice is not complied with, the Director or any other person authorized by him may demolish the said building at the expense of the owner.
- 2.2(4) (ii) At any stage during construction, if an Architect notices that violations (except sanactionable ones) are taking place, he shall intimate to the concerned authority of such violations and stop further supervision. He/ She shall also intimate the allottee about the violations and advise him to stop further construction. Complete detail along with photographs shall be submitted to the concerned authority. The Competent Authority shall immediately issue a notice to the owner on the basis of Architect's certificate to suspend further work and rectify violations. In such cases the owner shall be held responsible for further additions in violations. Such a situation shall automatically

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annual the process of self certificate and the owner may, after removal of violations, engage an Architect for preparing the revised drawings. In such cases completion shall be given only scrutiny of revised drawings and inspection of site.

2.2(4) (iii) Sanctionable changes shall be allowed to be done, provided that at the completion stage all changes are incorporated by the Architect in the completion drawings to be submitted by the owner to the Competent Authority. While seeking Occupation Certificate, the Architect shall give a certificate that changes done are as per Code and policies of the Government from time to time.

2.2(4) (iv) After submitting of application or during the construction of building if the Owner/ Architect / Structural Engineer are changed, he shall intimate the Competent Authority by e-mail or online building plan approval system that he is no longer responsible for the project from the date of actual dispatch of the letter. The information must be sent within seven days of occurrence of the change to the Competent Authority by the respective owner/Architect/Engineer. The construction work shall have to be suspended until the new owner/Architect/ Structural Engineer, as case may be, undertakes the full responsibility of the project vide forms and documents submitted at the time of applying for erection/re-erection of the building within seven days of his taking over. Owner's intimation regarding change of name of professionals shall be considered to be final by the Competent Authority or any other person authorized by him.

- b) No vehicle will be parked outside the premises/site.
- c) The owner shall insure parking of vehicles within the areas earmarked for parking in the approved building plan.
- d) The decision of Director, in case of any dispute shall be final and binding on all concerned.
- e) You are directed to ensure the compliance of orders dated 10.04.15 of Hon'ble National Green Tribunal in OA No. 21 of 2014 - Vardhman Kaushik V/s UOI & others.

DA/As above

15/10/18
District Town Planner,
Yamuna Nagar.