

From

Senior Town Planner  
Chairman, Building Plans Approval Committee for  
Licensed Colonies/ Controlled Area, Gurugram.

To

M/s G. R. Shiksha Samiti  
Village Majra Khurd,  
Mahednagarh.

Memo No.

6262

Dated

4/X/17

Subject: -

Approval of Building Plan of Primary School site no. (PS-06) an area measuring 1.00 acres in Block-N falling in the residential plotted colony South City-II, Phase-II, Gurugram in Licence No. 49 to 57 of 1995 dated 21.12.1995, 80 to 88 of 1998 dated 30.05.1998, 96 to 109 dated 09.07.1998 & 29 to 42 of 2003 dated 03.11.2003 by Unitech Ltd.

Reference: Your application dated 29.06.2017.

Your application for approval of Building Plan under subject has been considered by the committee constituted by the DGTCP, Haryana for approval of Building Plan in its meeting held on 22.09.2017 and permission is hereby granted for the Primary School site construction subject to the provisions of the Punjab Scheduled Roads & Controlled Areas Restriction of Unregulated Development Act, 1963 and its rules the zoning plan framed there under alongwith special reference to the following conditions:-

1. That the plans are valid upto 02.04.2018.
2. The grant of permission for transfer of Primary School Site by Directorate vide memo no. LC-272 (G)-JE(VA)/2016/22799 dated 20.10.2016.
3. That structural design of the building shall be carried out in accordance with the provisions of Haryana Building Code-2017.
4. You will get the setbacks of your building (s) checked at plinth level and obtain a DPC certificate before proceeding with superstructure.
5. The responsibility of the structural design and the structural stability of the building block is as per the provisions of Haryana Building Code-2017 and relevant Code for all seismic load, all dead and live loads, wind pressure and structural safety from each earthquake of the intensity expected. As per provision of Rule 39(d) a set of structural drawings (for record) shall also be submitted alongwith above certificate.
6. The required open parking around building shall be metalled and properly organized..
7. The building shall be designed for appropriate seismic loads, all dead and live load, wind pressure etc. as per relevant I.S. Code and NBC standards. In all cases, normal strengthening to assist distress during earthquake shall be provided.
8. All material to be used for erection of building shall conform to I.S.I and NBC standards.
9. No walls/ceiling shall be constructed of easily inflammable material and stair cases shall be built of the fire resisting material as per standard specification.
10. No addition/alteration in the building shall be made without the prior approval of this office. Further, only figured dimensions shall be followed and in case of any variation in the plans, prior approval of this office shall be a pre-requisite.
11. You shall installation of Solar Photovoltaic Power Plant as per order of Haryana Government



The applicant firm shall also prepare and submit the plans in triplicate to Commissioner, Municipal Corporation, Gurugram 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 Commissioner, Municipal Corporation, Gurugram after satisfying himself that the entire fire protection measures proposed for the above buildings are as per NBC and other Fire Safety Bye Laws, would issue a NOC from Fire Safety and means of escape/access point of view. The clearance/NOC from Fire Authority shall be submitted in this office alongwith a set of plans duly signed by the, Commissioner, Municipal Corporation, Gurugram 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 Commissioner, Municipal Corporation, Gurugram unless he is satisfied that adequate fire fighting measures have been installed by you and suitable external fire fighting infrastructure has been created at Gurugram, Commissioner, Municipal Corporation, Gurugram. A clearance to this effect shall be obtained from Commissioner, Municipal Corporation, Gurugram the before grant of occupation certificate.

13. No person shall occupy or allow any other person to occupy the new building or part of the same for any purpose whatsoever 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.
14. If any infringement of bye-laws 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.
15. Before grant of occupation certificate, you shall have to submit a notice of a completion of the building in form BR-IVB regarding completion of works described in the plans and it shall be accompanied by:-
  - a) DPC Certificate issued by DTP(P), Gurugram.
  - b) Structural stability certificate duly signed by the Architect/recognized structural Engineer/Proof Consultant.
  - c) A clearance from Fire Safety point of view from Fire Officer, Gurugram.
16. As per report of SE-II, HUDA, Gurugram bearing memo no. 9285 dated 01.08.2017, following conditions have been imposed:-
  - a) (i) The ground water shall not be used for the purpose of construction of building in terms of orders of the Hon'ble High Court dated 16.07.2012 in CWP's No. 20032 of-2008, 13594 of 2009 and 807 of 2012. In this connection you have submitted NOC issued by Administrator, HUDA, Gurgaon vide endst. no. 10265 dated 07.07.2017.
  - ii) The directions given by National Green Tribunal dated 26.11.2014, 04.12.2014 and 19.01.2015 in Original Application No. 21 of 2014 in the matter of Vardhman Kaushik Vs Union of India and Ors. And instruction issued by Hon'ble NGT during hearing held on 28.04.2015 in OA No. 21 of 2014 and OA No. 95 of 2014 in the matter of Vardhman Kaushik Vs Union of India & ors shall be complied.
  - iii) NGT orders in application No. 45 of 2015 & M.A. No. 126 of 15 titled as Haryali Welfare Association Vs State of Haryana shall be complied.
  - b) The formation/plinth levels of plot/building shall be fixed suitably in order to provide the levels of their P.H. amenities perfect to suit and fit for connection in HUDA services by gravity/velocity flow. It will be the sole responsible of owner to take level of HUDA existing road/sewer/SWD etc. from the concerned HUDA Division and accordingly finalize their levels of plot/building /P/H amenities in conformity to suit & fit the



- c) The water supply shall be given in underground storage tank at ground level and the owner shall be sole responsible to maintain required residual pressure/hydraulic head. Booster of adequate capacity shall be constructed by owner & additional purification/treatment dosing require, if any, shall also be given by the by the owner.
- d) The domestic water tank provided at roof level and as well as at ground level shall be filled from the over flow of fire compartment. The 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 and proper prior approval from concerned authority.
- e) The scrutiny of the drawing does not entitle to owner to discharge building effluent and any other discharge into Public Health sewer or open/plain ground and all restriction of water & air pollution control board shall be invariably be applicable.

f) **WATER SUPPLY:-**

- i) The down take system shall be provided by your by providing clear water storage tank of not less than half day storage of water for domestic usage on top of the building block and as well as in buster at ground.
- 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 15mm 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 at 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, if any duly with prior permission of concerned authority.

g) **SEWERAGE:-**

- i) All the 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 W.C. shall be provided with high /low level flushing cistern (Double Button). The capacity of flushing cistern shall be of 8 ltrs.
- v) All F.T. shall be 75 mm dia.
- 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.
- vii) Suitable approach/ventilation arrangement shall be provided by you by providing inspection window/duct etc. for repairing of piping system.
- viii) Provision of toilet for handicapped persons shall be made in building by the owner.

h) **STORM WATER DRAINAGE:-**

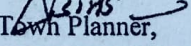
- i) All the external storm water drainage shall be provided suitably so as to suitable disposal of rainwater in to the system of the Public SWD.
- ii) All rainwater stack pipe shall be 100/150mm dia pipes as shown on the plans.
- iii) Roof top rain and as well ground surface storm water harvesting system shall be provided by society as per Central Water Ground Water Authority/Haryana Govt. Notification as applicable and shall be kept operational all the time.
- iv) There is a proposal to supply recycled water to meet out the requirements of flushing & irrigation.
- i) 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.
- j) You shall use only compact fluorescent lamps/LED fitting for internal lighting as well as campus lighting.
- k) You shall obtain the approval/clearance/NOC as per provision 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/executing of development works at site for colony including this plotted colony building.
- l) That the owner will not resort manual scavenging by engaging sanitation works for cleaning of septic tanks /such cleaning as per decision taken in the meeting of the central monitor committee (CMC) held under the Chairmanship of Cabinet Secretary on 22.03.2013 (D.O. No. Q.11021/12/2010-PHE(Vol. IV dated 7<sup>th</sup> Feb, 2013 for secretary to the Govt. of India, Ministry of Urban Development and further order by the Principal Secretary to Govt. Haryana, Urban Local Bodies Department, Chandigarh vide letter no. 16/2013-2C1 dated nil.
- m) You shall provide dual plumbing system in the Primary School site area for taking connection of sewage treated/recycled water supply for use to meet out requirement &



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 line/ plumbing lines for recycle water except for connection to the cistern of flushing tank and any scouring arrangement. Even ablution taps should be avoided.

- i). No cross connection between recycled water system and potable water system shall be made.
  - ii). 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.
  - iii). Recycled water pipes and potable water pipes will be fixed in separate chases and a minimum horizontal of 6" (150 mm) will be maintained between them. In case of cross suitable coloured/taped sleeve shall be used.
  - iv). The society /firm will provide appropriate pipes (both up and down) for solar water heating system.
- n) The scrutiny of this drawing is done from Public Health Point only and does not entitle to owner to make P.H. amenities connections in the HUDA without seeking prior sanction of competent authority.
- o) Case for completion/compounding should be got checked from Public Health point of view of building to check for construction as per norms.
16. That you shall ensure that parking of vehicle is done within the area earmarked for parking in the approved building plan. Parking of any vehicle outside the premises/site will amount to violation of order of Hon'ble High Court passed in CWP No. 17296 of 2011. titled as Krishan Lal Gera Vs State of Haryana and others.
17. That this sanction of plans is subject to the builder, owner or person seeking sanction shall strictly comply with the directions as contained in order dated 10.04.2015 passed by Hon'ble National Green Tribunal in OA No. 21 of 2014 -Vardhman Kaushik Vs UOI and others as well as MOEF guidelines 2010 while raising construction.
18. That you shall abide by the condition applicable as Commissioner Municipal Corporation, Gurugram order endst no. 2164 dated 21.04.2017 regarding of C&D waste.
19. That you shall follow provision of Section- 46 of 'The person with Disabilities (Equal opportunities, protection of Right and full participation) Act, 1995' which included construction of ramps in public buildings, adaption of toilets for wheelchairs 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.

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

  
Senior Town Planner,  
Chairman Building Plans Approval Committee  
For Licensed Colonies/ Controlled Area  
Gurugram

Endst.No.

Dated

A copy is forwarded to the following for information and further necessary action:-

- i) The Director General, Town & Country Planning, Haryana SCO 71-75, Sector-17C, Chandigarh.
- ii) The Commissioner, Municipal Corporation, Gurugram w.r.t. their order no dated 21.04.2017 regarding condition C&D waste.
- iii) Superintending Engineer-II, HUDA, Gurugram w.r.t. his office memo no. 9285 dated 01.08.2017 conveying approved from public health viewpoint.
- iv) District Town Planner (P), Gurugram w.r.t. his office memo No. 8405 dated 23.08.2017 vide which building plans are reported to be technically ok.
- v) District Town Planner (E), Gurugram.
- vi) Regional Officer, Haryana Pollution Control Board, Vikas Sadan, Opposite New Court, Gurugram with the request that the compliance of the instructions issued by NGT shall be monitored and strict compliance to be ensured.
- vii) Fire officer, Gurugram O/o Municipal Corporation Gurugram.
- viii) Secretary, Haryana Building and other construction workers Welfare Board, Panchkula with intimation of payment.

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Chairman Building Plans Approval Committee