

(See Rule 44)

From The Director,  
Town and Country Planning,  
Haryana, Chandigarh.

To M/s Monica Property Dealers Pvt. Ltd.  
A-10-C, Mansarovar Garden,  
New Delhi-110015.

Memo No: 8191

Dated: 21-3-07

Subject Approval Building plans of Commercial Colony measuring 3.1918 acres (Licence no. 5 of 2001 dated 31.8.2001 and 115 of 2004 dated 27.7.2004) in Sector-53 Gurgaon being developed by M/s Monica Property Dealers Pvt. Ltd.

Reference your application dated 28.08.2006 and subsequent letter dated 01.02.2007 for permission to erect buildings in Commercial Colony measuring 3.1918 acres in Sector-53, Gurgaon 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 the following conditions: -

1. The plans are valid for a period of 5 years from the date of issuance of sanction, subject to validity of licences 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) A certificate from a recognized Structural Engineer shall be submitted to the department within 60 days of issuance of this letter that the structural design of the building is designed as per the provisions of NBC and relevant IS Code for all seismic load, all dead and live loads, wind pressure and structure safety from earth quake of the intensity expected under zone-IV.
- (b) All material to be used for erection of building shall conform to ISI and NBC standards.
- (c) 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.
- (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:

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 by all fire safety bye laws.

Further, the colonizer firm shall also prepare and submit the plans in triplicate to Executive Officer, Municipal Council, Gurgaon, 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 Executive Officer, Municipal Council, Gurgaon after satisfying himself that the entire fire protection measures proposed for the above buildings are as per NBC and other Fire Safety Bye Laws, forward the same to the Director, Urban Development, Haryana who would issue a NOC from Fire Safety and means of

escape/access point of view. This clearance/ NOC from Fire Authority shall be submitted in this office alongwith a set of plans duly signed by the Executive Officer, Municipal Council, Gurgaon and countersigned by the Director, Urban Development, Haryana 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 the Director unless he is satisfied that adequate fire fighting measures have been installed by you and suitable external fire fighting infrastructure has been created at Gurgaon, by Urban Development Department. A clearance to this effect shall be obtained from the Director, Urban Development before grant of occupation certificate by the Director.

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. That you shall furnish the service plan/ estimate of this scheme in accordance with approved building plans within 60 days from the date of issuance of this letter.
6. Based on the actual estimated cost of internal development of the commercial colony you shall furnish additional bank guarantee if required within 60 days of approval of the service plans.
7. The revenue rasta if any passing through the site shall be kept unobstructed.
8. 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.
9. The layout showing the electric installation shall have to be got approved from the Electrical Inspector, Haryana before execution of work at site.
10. No person shall occupy or allow any other person to occupy any new building or part of the same for any purpose what so ever until such building or part thereof has been certified by the Director 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 favor.
11. Before grant of occupation certificate, you shall have to submit a notice of completion of the building in form BR-IV alongwith BR-V regarding completion of works described in the plans and it shall be accompanied by:
  - (i) Structural stability certificate duly signed by the recognized Structural Engineer.
  - (ii) A clearance from Fire Safety point of view from the Director, Urban Development, Haryana.
12. The basement shall be used for parking and services as prescribed in the approved zoning plan and building plans. Not more than 25% of the parking space within the shopping/commercial complex shall be allotted and this allotment shall be made only to the persons to whom shops/commercial space have been allotted. No parking space shall be allotted, leased out, sold or transferred in any manner to any third party. 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.
13. 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 the top of the building block. The capacity of the  
plan and down take system thereof is as under: -

| Sr. No. | Main Building | For Domestic uses (In Ltrs) | Inlet size (In MM) | Out Let size (In MM) |
|---------|---------------|-----------------------------|--------------------|----------------------|
| 1-      | UGT           |                             |                    |                      |
|         | Block-A       | 2,00,000                    |                    |                      |
|         | Block-B       | 2,50,000                    |                    |                      |
| 2-      | OHT           |                             |                    |                      |
|         | Block-A       | 60,000                      | 65                 | 80/65/50/40/32/25    |
|         | Block-B       | 40,000                      | 65                 | 80/65/50/40/32/25    |

(ii) Inlet pipes from down take to toilet shall be 25, 20, 10 MM Dia as shown on the plans and connection to each individual fixture.

(iii) The adequate booster pumps to boost the water in the water tanks with 100% stand by 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.

#### 14. SEWERAGE:

(i) All external sewerage lines should not be less than 200 MM Dia SW Pipes.

(ii) All soil pipe connection WC to soil stack / manhole shall be 100 MM Dia as shown on the plans.

(iii) Waste water pipes connecting FT to GT and FT to waste water stack shall be 100 / 75 MM Dia as shown on the plans.

(iv) Waste water stack shall be 100 / 75 MM Dia pipes as shown on the plans and soil stack shall be 100 MM Dia.

(v) All FT shall be 75 MM Dia.

(vi) All WC shall be provided with high / low level flushing cistern. The capacity of flushing cistern shall be of 8 ltrs.

(vii) All pipes from waste water stack to IC and IC to Manhole shall be of 100 MM Dia pipe as shown on the plans.

(viii) You shall provide suitable approach / ventilation arrangement by providing inspection window/ duct etc. for repairing of piping system.

(ix) The invert level of main sewer be checked by you prior to taking of connection / construction work.

#### 15. Storm Water Drainage

(i) You have provided three level basements for services and parking only. For draining out the wash water/ rain water accumulated in the lower basement shall be collected through covered channel of 300 MM wide to the sumps at different places and from where the pumping has been proposed by you by providing pumps of adequate capacity and head. Thus it is made clear to you that you shall be sole responsible for pumping out of rain water/ wash water etc. all the time and 100% standby pumps alternative power supply arrangement shall also be provided by you in case of failure of electricity/ breakdown.

(ii) All external storm water drainage shall be provided so as to disposal of rain water in to the external system of the Town. You shall ensure invert level of Master Storm Water Drainage prior to taking up the work.

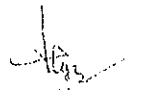
- (iii) All rain water stacks pipes shall be 100 / 125 mm diameter as per plans.
- (iv) It is made clear to you that roof top rain harvesting system shall be provided by you as per norms and shall be kept operational all the time.

16. GENERAL:-

- (i) Alternative source of electricity shall be provided by you for functioning of water supply, sewerage and storm water drainage scheme by providing Gen. set of required capacity.
- (ii) All pipes, fixtures, fitting, pumps, Gen. set Motor etc. shall be conforming to relevant IS specification and ISI marked.
- (iii) The rain water harvesting will, be provided as per Central Ground Water Authority norms / Haryana Government Notification.
- (iv) The use of solar water heating system as per norms specified by HAREDA is mandatory and shall be made operational in each building block, if hot water is required before applying for an occupation certificate.
- (v) You shall obtain the clearance/NOC as per the provisions of the Notification No. SO 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/development works at site.

This sanction will be void abinitio, if any of the conditions mentioned above are not complied with.

DA/One set of Building Plans

  
District Town Planner (HQ) JS,  
Member Secretary,

For: Chief Town Planner, Haryana-cum- Chairman,  
Building Plan Approval Committee


dated 

Endst. No:

A copy is forwarded to the following for information: -

1. Director, Urban Development, Haryana, Chandigarh.
2. Senior Town Planner, Gurgaon with reference to his office memo no. 139 dated 22.1.2007.
3. Engineer-In-Chief HUDA, Panchkula w.r.t. his memo no 1673 Dated 13.2.2007.
4. Distt. Town Planner, Gurgaon alongwith one set of building plans.
5. Distt. Town Planner (Enf.), Gurgaon.
6. General Manager (AERO) Northern Region IGI Airport, Palam New Delhi w.r.t his office memo no. AAI/NOC/2005/159/1229-31 dated 12.8.2005.

Encl: as above

  
District Town Planner (HQ) JS,  
Member Secretary,

For: Chief Town Planner, Haryana-cum-Chairman,  
Building Plan Approval Committee