Memo No. G-2855/SD(SB)/2016/__________ Dated:-

To
Pinnacle Buildtech Pvt. Ltd.,
48, Basant Lok, Vasant Vihar,
New Delhi-110057.

Subject:- Approval of Building Plans of Industrial Building on the area measuring 47329.03
Sqm. in the Revenue Estate of Village Gadaipur, Distt. Gurgaon for which CLU
has been granted to Pinnacle Buildtech Pvt. Ltd.

Reference your application dated 25.02.2016 and subsequent letter dated
06.04.2016 for permission to erect the buildings in the CLU permission granted area 47329.03
Sqm. in the Revenue Estate of Village Gadaipur, District 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 and its Rules/zoning plan framed thereunder alongwith special
reference to the following conditions:-

1. The plans are valid for a period of 2 years from the date of issuance of sanction subject
to validity of change of land use permission granted for this project.
2. The structural design of the building shall be carried out in accordance with the
provisions of NBC and relevant I.S. Code.
3. All material to be used for erection of building shall confirm to ISI and NBC standards.
4. No walls/ceiling shall be constructed of easily inflammable material and staircases shall
be built of the fire resisting material as per standard specification.
5. 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.
6. The structural responsibility of the construction shall be entirely of the
owner/supervising architect/ Engineer of the project.
7. The owner and Supervising Architect/Engineer 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.
8. No addition and alteration in the building/layout plan shall be made without the prior
approval of DG,TCP. Further only figured dimensions shall be followed.
9. 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.
10. No person shall occupy or allow any other person to occupy any new building or part of
a new building for any purpose whatsoever until such building or part thereof has been
certified by the Director General, or by any person authorized by him in this behalf as
having been completed in accordance with the permission granted and an occupation certificate has been issued in your favour in Form BR-VI.

11. Before grant of occupation certificate, you shall apply for occupation certificate as per the provisions of Rule 47 (1) of the Punjab Schedule Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 which shall be accompanied by certificates regarding completion of works described in the plans and it shall be accompanied by:
   a) DPC Certificate issued by D.T.P. Gurgaon.
   b) Structural stability certificate duly signed by the recognized structural Engineer/Architect.
   c) A clearance from Fire Safety point of view from District Fire Officer, Gurgaon.

12. The open parking shall be metalled and properly organized.

13. You shall comply with the conditions laid down in the Memo No. 245 dated 13.05.2016 of Superintending Engineer (HQ), HUDA, Panchkula (copy enclosed).

14. GENERAL:-
   a. That the owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
   b. That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
   d. That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
   e. No applied decoration like inscription, crosses, names of persons are permitted on any external face of the building.
   f. The name of the building could be affixed on the external face of the building for which detailed elevations/section showing the same would have to be got approved from the DG, TCP, Haryana.
   g. That you shall deposit the labour cess in future, time to time as per construction of work done at site.
   h. 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.
   i. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
   j. That provision of parking shall be made within the area earmarked /designated for parking in the site and no vehicle shall be allowed to park outside the premises.
   k. 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 constructions 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.
l. That you shall submit the structure drawings within 30 days from the issuance of the sanction of building plans.

m. That you shall submit the NOC from Administrator, HUDA, Gurgaon regarding not extract the underground water for construction purpose within 30 days from the issuance of the sanction of building plans and shall not start the construction without obtaining the NOC.

n. That you shall deposit the deficit labour cess of ₹ 79,371/- through bank draft in favour of "Secretary, Haryana Building and Other Construction Workers Welfare Board, Chandigarh" and ₹ 813/- on account of Administrative Charges through bank draft in favour of the Director General, Town and Country Planning, Haryana Chandigarh within 30 days from the issuance of the sanction of building plans.

15. Environment:-

(i) That you shall strictly comply with the directions of MOEF Guidelines, 2010 while raising construction.

(ii) You shall put tarpaulin on scaffolding around the area of construction and the building. You are also directed that you shall not store any construction material particularly sand on any part of the street/road.

(iii) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the Air in any form.

(iv) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.

(v) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.

(vi) The vehicles carrying construction material and construction debris of any kind should be cleaned before it is permitted to ply on the road after unloading of such material.

(vii) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.

(viii) Every owner and or builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relatable to dust emission.

(ix) It shall be the responsibility of every owner/builder to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.

(x) All to take appropriate measures and to ensure that the terms and conditions of the earlier order and these orders should strictly comply with by fixing sprinklers, creations of green air barriers.

(xi) Compulsory use of wet jet in grinding and stone cutting.

(xii) Wind breaking walls around construction site.

(xiii) That you shall ensure that least dust has emitted into air/atmosphere and all steps are taken to prevent the same.
(xiv) That you shall increase the 'tree cover' area by planting large number of trees of various species depending upon the quality content of soil and other natural attendant circumstances.

(xv) That you shall provide the green belt around the building which is to be constructed.

(xvi) If any person, owner and or builder is found to be violating any of the conditions stated in this order and or for their non-compliance such person, owner, builder shall be liable to pay compensation of ₹ 50,000/- per default in relation to construction activity at its site and ₹ 5,000/- for each violation during carriage and transportation of construction material, debris through trucks or other vehicles, in terms of Section 15 of the NGT Act on the principle of Polluter Pay. Such action would be in addition not in derogation to the other action that the Authority made take against such builder, owner, person and transporter under the laws in force.

(xvii) All the owners/builders shall ensure that the construction & demolition waste shall be removed from the site and transported to the solid waste disposal site.

(xviii) It is made clear that even if constructions have been started after seeking Environmental Clearance under the EIA notification 2006 and after taking other travel but is being carried out without taking the preventive and protective environmental steps as stated in this order and MOEF guidelines, 2010, the State Government, SPCB and any officer of any Department as aforesaid shall be entitled to direct stoppage of work.

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

DA/One set of Building Plans

(Vijender Singh)
District Town Planner (HQ),
For Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee.

Endst. No. G-2855/SD(BS)/2016/___10974___Dated: ___27/10/16___

A copy is forwarded to the following for information:-

1. Haryana State Pollution Control Board, Panchkula with the request that the compliance of the instructions issued by NGT shall be monitored and strict compliance to be ensured.

2. Administrator, HUDA, Gurgaon.

3. Senior Town Planner, Gurgaon.

4. Superintending Engineer (HQ) HUDA, Panchkula.

5. District Town Planner (E), Gurgaon along with one set of building plans.

6. Nodal Officer, website updation.

Encl: as above

(Vijender Singh)
District Town Planner (HQ),
For Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee.