

FORM- B-1

(Chapter 2, Para 2.3)

GRANT OF SANCTION



NAME OF THE SANCTIONING AUTHORITY MUNICIPAL CORPORATION OF DELHI

Building Department (HQ) / HQ Zone

File No. 10117463 Dated: 07/11/2023

To,

CRA Developers LLP
26-B, Aravali kunj apartment, Sec-13, Rohini, delhi.
New Delhi

GRANT OF SANCTION

Sub: Sanction Under Clause 336 of Delhi Municipal Corporation Act, 1957

Dear Sir/Madam,

With reference to your application dated **07/10/2023** for the grant of sanction to erect/re-erect/add to/alteration in the building to carry out the development specified in the said application relating to Plot no. **PKT-01b**, Pocket no. _____, Block no. **B**, Sector no. _____, Situated in/ at **Plot No-PKT-01 b, Block-B, Pocket-1, Sector-32, Rohini, Delhi.** I have to state that the same has been sanctioned on **06/11/2023** by the MCD subject to the following conditions and corrections made on the plans:-

1. The plans are valid up to 06 day of month Nov year 2028.
2. The construction will be undertaken as per sanctioned plan only and no deviation from the bye-laws will be permitted without prior sanction. Any deviation done against the bye-laws is liable to be demolished and the supervising Architect, engaged on the job will run the risk of having his license cancelled.
3. Violation of building bye-laws will not be compounded.
4. It will be duty of the owner of the plot and the Architect preparing the plan to ensure that the sanctioned plans are as per prevalent building bye-laws. If any infringement of the bye-laws remains unnoticed the NORTH DELHI MUNICIPAL CORPORATION reserves the right to amend the plans as and when the infringement comes to its notice and NORTH DELHI MUNICIPAL CORPORATION will stand indemnified against any claim on this account.
5. The party shall not occupy or permit it to occupy the building or use permit the building or part there of affected by any such work until occupancy certificate is issued by the sanctioning Authority.
6. NORTH DELHI MUNICIPAL CORPORATION will stand indemnified and kept harmless from all proceedings in courts and before other authorities of all expenses/losses/claims which the NORTH DELHI MUNICIPAL CORPORATION may incur or become liable to pay as a result or in consequences of the sanction accorded by it to these building plans.
7. The door and window leaves shall be fixed in such a way that they shall not when open project on any street.
8. The party will convert the house into dwelling units of each floor as per the approved parameters of the project and shall use the premises only for residential purpose.
9. The building shall not be constructed within minimum mandatory distance as specified in Indian Electricity Rules

10. The land left open on consequences of their enforcement of the set back rule shall form part of the public street.
11. The thickness of outer walls will be maintained at least 0.23 mt. (9").
12. The basic levels should be got ascertained from the concerned at the site of the construction.
13. The owner will display boards of minimum size of 3 ft. X 4ft. indicating the following
 - i. Plot No. and location
.....
 - ii. Name of lessee/owner
.....
 - iii. Use of the property as per lease deed
.....
 - iv. Date of sanction of Building Plan with No.
.....
 - v. Sanction valid up to
.....
 - vi. Use of different floors and areas sanctioned
.....
 - vii. Name of the Architect & his address
.....
 - viii. Name of the contractor and his address
.....
14. The provision of the display board on the construction site is a mandatory requirement and non-compliance of the same will invite a penalty of Rs. 5000/-.
15. It will be ensured that the construction / demolition work shall be carried out in such a manner that no disturbance/nuisance is caused to residents of the neighborhood.
16. It will be ensured by the owner and the Architect that during the construction the building plans sanctioned shall satisfy all the Environmental Conditions for Buildings and Constructions of Chapter 3, Annexure XIV of these Bye laws and as amended from time to time or any specific orders issued by the Govt.
17. Intimation of Completion of work up to Plinth Level, Plinth Level inspection and the issue of Plinth level Inspection shall be done as per procedures laid down in the Chapter 2 of these bye-laws
18. The building shall be constructed strictly in accordance with the sanction plan as well as in accordance with the certificate submitted jointly by the owner/Architect/Structural Engineer for safety requirement as stipulated in Chapter 9 of these Building Bye-Laws, and the structural Design including safety from any natural hazards duly incorporated in the design of the building as per the Government Of India Notification issued time to time and Annexure VII of theses Bye Laws.
19. The mulba during the construction will be removed on weekly basis. If the same is not done, in that case the local body shall remove the mulba and the cost shall be borne by the owner of the plot.

means of erecting a screen wall not less than 8 ft. in height from ground level which is to be painted to avoid unpleasant look from the road side. In addition to this a net or some other protective material shall be hoisted at the facades or the building to ensure that any falling material remains within the protected area.

21. Noise related activities will not be taken up for construction at night after 10.00 PM.

22 (i) Every builder or owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including builder, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.

(ii) 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.

(iii) 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.

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

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

(vi) 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.

(vii) 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 construction debris relating to dust emission.

(viii) It shall be the responsibility of every 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.

(ix) 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.

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

(xi) Wind breaking walls around construction site.

(xii) All efforts to be made to 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.

(xiii) All the builders who are building commercial, residential complexes which are covered under the EIA Notification of 2006 shall provide green belt around the building that they construct.

23. The sanctioning authority approves Architectural Drawings/Development Control norms with respect to the Building Bye Laws and Master Plan provisions only. The technical drawings/documents submitted by the owner/consultant/Architect/Engineer/Structural Engineer/Landscape Architect /Urban Designer/Engineer for Utility Services are considered as part of the records/information supporting the building permit only. The responsibility of the correctness of information/application of technical provisions fully vests with the owner/consultant/Architect/Engineer/Structural Engineer/Landscape Architect /Urban Designer/Engineer for Utility Services and shall be liable as per laws.

24. No puncture, perforation, cutting, chiseling, trimming of any kind for any purpose are permitted in the structural members (beams / columns) submitted by the structural engineer as structural drawing for building permit in accordance with the relevant structural codes.

25. The sanction will be void ab initio if any material fact has been suppressed or mis-represented or if auxiliary conditions mentioned above are not complied.

Situated in/at. Plot No-PKT-01 b, Block-B, Pocket-1, Sector-32, Rohini, Delhi.
Delhi.

Note: - Given below is the Remark provided by concern sanctioning authority:-

"This Online building plan sanction of Group Housing has been accorded based on Documents/E-Undertaking/Plans/Details uploaded by the Architect/Owner and NOC/approvals issued by other Agencies. As per UBBL and EODB, there is no provision of site inspection during the process of sanction and as such site status, surroundings, ROW etc has been relied upon the submissions made by the architect and applicant. The genuineness/correctness of the uploaded documents lies with the owner/architect. MCD will not be held responsible for any dispute that arises in the future. In case any discrepancy/misrepresentation/fraudulent statement in contravention of UBBL-2016, MPD-2021, ZDP/NBC code and NOC/Approval from other agencies/department are found/noticed at any stage, MCD shall be liberty to take action as per law against the Owner/Architect/Engineer including revocation of sanctioned plan.

The applicants/Architect/supervisor/structure engineer shall adhere to the following conditions:-

- 1. All the observations/conditions imposed by DFS, DDA, DUAC, AAI, Environmental clearance by SEIAA, Delhi and any other NOC agencies shall be complied with in letter & spirit during the course of construction at site.*
- 2. No tree shall be fallen/cut at site before/during the construction at site.*
- 3. The project shall be registered on DPCC website before start of work, all the conditions of DPCC shall be adhered to at the time/during the course of construction.*
- 4. The project shall be registered with Real Estate Regulatory Authority, Delhi and all the conditions of RERA shall be adhered to.*
- 5. The Unified Building Bye Laws-2016 (Amended up to date) and Green Building Norms, as per Chapter-10 of UBBL-2016 (as applicable), be adhered to during construction.*
- 6. Developer will have to follow latest amendment in MPD-2021 regarding EWS/CSP flats which states that The Developer Entity (DE) shall be allowed to undertake actual transfer/transaction of saleable component under its share/ownership to the prospective buyers only after the prescribed land and EWS housing component is handed over to the DDA.*

This sanction granted under EODB shall not be construed to authorize any person to do anything in contravention or against the terms of lease/title of the land/provisions of UBBL and MPD/relevant regulations/ordinance etc. The proposed building to be occupied only after obtaining prior NOC from all the concerned agencies and getting Occupancy Cum Completion Certificate from the Zonal building Department, MCD.

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Encl: One set on sanctioned plan

Yours Faithfully
Assistant Engineer (Building)
HQ /HQ Zone(digital signature)
For Commisioner MCD

Copy to: (1) E.E. (B)Narela Zone
(2) AA & C (HQ/HQ Zone)