

FORM- B-1

(Chapter 2, Para 2.3)

GRANT OF SANCTION



NAME OF THE SANCTIONING AUTHORITY NORTH DELHI MUNICIPAL CORPORATION

Building Department (HQ) / HQ Zone

File No. 10087798 Dated: 26/07/2021

To,

MESSERS BOUNTIFUL INFRAPROJECTS PVT LTD
R/O-5, FIRST FLOOR, SUNDER NAGAR, NEW DELHI-03
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 18/06/2021 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. LSC SEC-18, Pocket no. _____, Block no. E, Sector no. _____, Situated in/ at LOCAL SHOPPING CENTRE PLOT, BLOCK-E, SECTOR-18, SITUATED AT ROHINI, DELHI-110089. I have to state that the same has been sanctioned on 23/07/2021 by the MCD subject to the following conditions and corrections made on the plans:-

1. The plans are valid up to 25 day of month Jul year 2026.
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

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ii. Name of lessee/owner

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iii. Use of the property as per lease deed

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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

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viii. Name of the contractor and his address

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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 these 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.

Plot No. LSC SEC-18 Pkt No.

Situated in/at. LOCAL SHOPPING CENTRE PLOT, BLOCK-E, SECTOR-18, SITUATED AT ROHINI, DELH
110089
Delhi.

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

"The proposed building for LSC has been approved by the competent authority under EODB based on documents/ plans/ details/undertakings etc. submitted by the architect/owner, subject to deposit of the requisite fee.

As per circulars and guidelines issued by SDMC, the onus for submission of requisite certificates/ documents, etc. as required under UBBL/MPD-2021/DMC Act-1957/ relevant regulations amended till date, as well as drawings or corrected/modified drawings submitted through the online system with their appropriate correctness/ genuineness shall lie with the owner and architect. Since, as per UBBL and EODB, there is no provisions of site inspection during the process of sanction as such site status, surroundings, ROW etc has been relied upon the submissions made by the architect and applicant. In case any misrepresentation/discrepancy in respect of the ownership documents, undertakings, provision of MPD, UBBL, Other zoning regulations, and statutory requirement, NOCs from relevant departments, site status etc, are observed at any stage, the sanction shall be deemed revoked and action shall be taken against the owner/architect/engineer/structural engineer as per DMC Act/ Law.

It shall be ensured that provisions of all requisite fire and life safety measures as per approval granted by DFS/ norms of DFS/UBBL2016 & National Building Code of India Part-IV shall comply in letter and spirit before the occupancy of the building. All the relevant norms/ guidelines issued by DUAC and DJB departments etc. are to be followed strictly during course of construction. All the applicable norm as per National Green building water and energy conservations etc as stipulated in chapter 10 of UBBL, MPD chapter 5 and 17, environment control norms, EV charging norms and all other related norms applicable to the said proposed building etc are to be adhered strictly. In case, if any charges are pointed out at any stage in future, the same are to be deposited by Owner/ Builder as and when the same are asked for.

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 for LSC to be occupied only after obtaining prior NOC from all the concerned agencies and getting Occupancy Cum Completion Certificate from the Zonal building Department.

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Encl: One set on sanctioned plan

Yours Faithfully

Assistant Engineer (Building)

HQ /HQ Zone(digital signature)

For Commissioner NORTH DMC

Copy to: (1) E.E. (B)Rohini Zone

(2) AA & C (HQ/HQ Zone)

Signature valid

Digitally signed by RAJ

KUMAR GA

Date: 2021.07.26 18:18:20 IST