

**DELHI DEVELOPMENT AUTHORITY**  
**BUILDING SECTION**

No. F.13 (486) / 09 / BLDG

Dated 06

Dispatch No. 22-3-12  
Dated 22-3-12  
Central Urban Building Section, D.D.A.

To, Maharishi Dayanand CNS Ltd.,  
849, A-1, Mubirka,  
P.O. - JNU, New Delhi.

Sub: Sanction U/s 12 of the Delhi Development Act, 1957 in 810 Maharishi Dayanand CNS Ltd. Plot No. B-4, Vasant Kunj, New Delhi.

Dear Sir/Madam,

With reference to your application dated 7/12/09 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. B-4, Vasant Kunj, New Delhi

I have to state that the same has been sanctioned on 21/3/2012 by the D.D.A. subject to the following conditions and corrections made on the plans: -

1. The plans are valid up to 20th day of month March, year 2017
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 byelaws will not be compounded.
4. It will be duty of the owner of the plot and the Architect preparing the plans to ensure that the sanctioned plans are as per prevalent building bye-laws. If any infringement of the bye-laws remain unnoticed the D.D.A. reserves the right to amend the plans as and when the infringement comes to its notice and D.D.A. will stand indemnified against any claim on this account.
5. A notice in writing shall be sent to D.D.A. before commencement of the erection of the building as per bye-laws. Similar notice will be sent to D.D.A. when the building has reached up to plinth level.
6. The party shall not occupy or permit it to occupy the building or use or permit to be used the building or any part thereof affected by any such work until occupancy certificate is issued by the authority.
7. D.D.A. will stand indemnified and kept harmless from all proceedings in courts and before other authorities of all expenses/loses claims which D.D.A. may incur or become liable to pay as a result or in consequences of the sanction accorded by it to these building plans.
8. The door & window leaves shall be fixed in such a way that they shall not, when open, project on any street.
9. 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 the residential purpose.
10. The building shall not be constructed within minimum mandatory distance, as specified in Indian Electricity Rules and as per the requirement of the Delhi Vidyut Board, from the voltage lines running on any side of the site.
11. The land left open on consequences of the enforcement of the set back rule shall form part of the public street.
12. The thickness of the outer walls will be maintained at least 0.23 mt. (9").
13. In order to avoid any discrepancy in the dimensions of plot allotted, you are advised to get the site re-demarcated from the office of Director (Planning) of the Projects before commencement of work i.e. Appendix "B" as per BBI. clause- 7.2.1.
14. The basic level should be got ascertained from the concerned Executive Engineer.
15. Copy of the sanctioned building plan should be kept available at the site of the construction.
16. The owner will display board of minimum edge of 3 ft x 4 ft. indicating the following:
  - i. Plot No. & Location B-4, Vasant Kunj, New Delhi
  - ii. Name of lesser/owner Maharishi Dayanand CNS Ltd.
  - iii. Use of the property as per lease deed ap. Halling
  - iv. Date of sanction of building plans with No. 21/3/2012
  - v. Sanction valid up to 20/3/2017
  - vi. Use of different floors & area sanctioned:-

Contd....

S.No.	Floor	Use	Area
		As per Bldg. Plan attached	

- vii. Name of architect & his address: Khurmi Associates (P) Ltd.
- viii. Name of contractor & his address: 16, Jung Pura Extn market, N. Delhi-14.
- 17. The provision of the display board on the construction site is a mandatory requirement & non-compliance of the same will invite a penalty of Rs.5,000/-.
- 18. It will be ensured that the construction work shall be carried out in such a manner that no disturbance/nuisance is caused to residents of the neighbourhood.
- 19. It will be ensured by the owner and the architect that during the construction of the building plans sanctioned shall satisfy the water harvesting requirement as well as waste water re-cycling system for building with minimum anticipated discharge of 10,000 litres and above per-day of waste water, as stipulated under clauses 22.4.1, 22.4.2 of RBI, 1983 (as notified in gazette of India dated: 31.7.2001) and the information given therein - (Applicable on plots of 100 sq. mts. and above).
- 20. As per notification no. 11011/9/98-DDIV (Pt.) DDIB dated 21.11.01 of MOUD & PA, G.O.I, form 'C' (Buildings Bye-law 27.2.2) and form 'D' (building bye-laws 7.2.3) will not be applicable. However as per this notification the owner his Architect /Engineer/ Supervisor shall give notice to the DDA in the Performa as per Appendix B-I on completion of work up to plinth level to enable DDA to ensure that work conforms to the sanctioned building plans and Building Bye-laws. Further completion - cum - occupancy certificate will be applied and obtained as per above Notification dated: 21.11.2001.
- 21. 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 requirements as stipulated in clauses 18 of Buildings Bye-laws, 1983 and the structural design including safety from any natural hazards duly incorporated in the design of the building as per the Govt. of India Notification bearing no. SO 248(M) dated 21.3.2001.
- 22. The Malba during the construction will be removed on weekly basis. If the same is not done, and in that case the local body shall remove the same at the cost shall be borne by the owner of the plot.
- 23. During construction it is mandatory for part of the owner to properly screen the construction site off the main road by means of erecting screen wall not less than 8ft. in height from ground level which is to be erected to avoid unpleasant look from the road side. In addition to this, a net or some other protected material shall be hoisted at the facade of the building to ensure that any falling material remains within the protected areas.
- 24. Noise related activities will not be taken up for construction at night after 10.00 PM.
- 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. B-4, Vasant Kunj, New Delhi.

Your faithfully,

*[Signature]*  
20/5/12

For: vice-chairman  
Delhi Development Authority  
सहायक अभियंता (भवन)-III  
एन एच डी आर, डी 0001/12

Copy to: -  
M/s. Khurmi Associates (P) Ltd.,  
16-Jung Pura Extn market,  
New Delhi - 110014

For vice-chairman  
Delhi Development Authority