

To

Bharti Foundation,  
E-Block South City-II,  
Sector-49, Gurugram - 122018.

Memo No. ZP-44-III/PA(DK)/2023/ 25490 Dated:- 04/08/2023

**Subject:** Request for permission for up-gradation of High School site measuring 5.137 acres in to Senior Secondary School situated in Residential Plotted Colony, Block-E, South City-II, Phase-I, Gurugram being developed by Bharti Foundation.

Please refer your application dated 19.07.2023 on the subject cited above.

The request made vide above referred application for up-gradation of aforesaid High School in to Senior Secondary School has been considered in-principally subject to following conditions: -

- (i) That you shall invite objections regarding the said amendment in the up-gradation through an advertisement to be issued at least in three National newspapers widely circulated in District, of which one should be in Hindi Language, within a period of 10 days from the issuance of approval.
- (ii) A copy of the earlier approved site plan shall be hosted on his website and site office for information of all such existing allottees.
- (iii) That you shall submit certificate from the Senior Town Planner, Gurugram about hosting the site plan on the website of the School.
- (iv) That the general public may be granted 30 days' time to file their objections in the office of the Senior Town Planner, Gurugram.
- (v) The objections received, if any, shall be examined by the office of the Senior Town Planner, Gurugram. The Senior Town Planner, Gurugram shall give an opportunity of hearing to the applicant and objector to explain their position regarding up-gradation and shall submit the recommendation to the Competent Authority, within a period of 90 days from the issuance of the advertisement.
- (vi) That you shall submit a report clearly indicating the objection if any, received by him from the general public.
- (vii) That you shall deposit the requisite infrastructure augmentation charges as prescribed by department.

  
(Narender Kumar)

District Town Planner (HQ)  
For; Director General, Town & Country Planning  
Haryana, Chandigarh.

Endst. No. ZP-44-III/PA(DK)/2023/ \_\_\_\_\_ Dated:- \_\_\_\_\_

A copy is forwarded to the following for information and necessary action please:-

1. The Senior Town Planner, Gurugram.
2. District Town Planner, Gurugram.
3. Nodal Officer, Website Updation with a request to host the same on the website of the Department.

DA/As above.

(Narender Kumar)  
District Town Planner (HQ)  
For; Director General, Town & Country Planning  
Haryana, Chandigarh.

**Note:-**

1. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE
2. TOILETS & KITCHEN HAVE BEEN PROVIDED WITH PERMANENT VENTILATION.

**LEGEND:-**

DETAILS OF CLASS ROOMS	
LOWER GROUND FLOOR	5
UPPER GROUND FLOOR	8
1st FLOOR	8
2nd FLOOR	8
3rd FLOOR	8
4th FLOOR	8
TOTAL NO. OF CLASS ROOM	38

FLOOR	STUDENTS				STAFF			
	WC	URINALS	WC	URINALS	WC	URINALS	WC	URINALS
LOWER GROUND FLOOR	6	14	7	5	-	-	-	-
UPPER GROUND FLOOR	5	3	1	4	2	-	-	-
1st FLOOR	8	5	7	5	4	1	2	2
2nd FLOOR	6	5	7	5	4	-	-	-
3rd FLOOR	8	5	7	4	3	3	4	3
4th FLOOR	6	5	7	5	4	2	1	1
TOTAL NO. OF FIXTURE	39	29	43	33	23	6	7	6

TOTAL NO. OF CLASS ROOMS	
NO. OF CLASS ROOMS	38
NO. OF BOYS	309
NO. OF GIRLS	191
NO. OF STAFF	14
NO. OF TOILETS	14
NO. OF URINALS	14
NO. OF WASH BASINS	14
NO. OF SINKS	14
NO. OF CUPBOARDS	14
NO. OF CHAIRS	14
NO. OF TABLES	14
NO. OF BOOKSHELVES	14
NO. OF RACKS	14
NO. OF LOCKERS	14
NO. OF CLOSET	14
NO. OF STAIRS	14
NO. OF LIFTS	14
NO. OF ELEVATORS	14
NO. OF ESCALATORS	14
NO. OF RAMP	14
NO. OF PLAY AREA	14
NO. OF PARKING	14
NO. OF GARAGE	14
NO. OF STORAGE	14
NO. OF OFFICE	14
NO. OF LABORATORY	14
NO. OF LIBRARY	14
NO. OF MUSEUM	14
NO. OF GALLERY	14
NO. OF THEATRE	14
NO. OF CINEMA	14
NO. OF RESTAURANT	14
NO. OF CAFE	14
NO. OF BAR	14
NO. OF CLUB	14
NO. OF GYM	14
NO. OF SPA	14
NO. OF SWIMMING POOL	14
NO. OF TENNIS COURT	14
NO. OF BADMINTON COURT	14
NO. OF TABLE TENNIS	14
NO. OF BILLIARD	14
NO. OF CAROM	14
NO. OF CHESS	14
NO. OF BOARD GAME	14
NO. OF VIDEO GAME	14
NO. OF COMPUTER	14
NO. OF INTERNET	14
NO. OF TELEPHONE	14
NO. OF FAX	14
NO. OF COPY	14
NO. OF PRINTING	14
NO. OF SCANNING	14
NO. OF PROJECTOR	14
NO. OF BEAMER	14
NO. OF SMART BOARD	14
NO. OF WHITE BOARD	14
NO. OF FLIP CHART	14
NO. OF OVERHEAD PROJECTOR	14
NO. OF VIDEO PROJECTOR	14
NO. OF AUDIO PROJECTOR	14
NO. OF VIDEO CAMERA	14
NO. OF AUDIO CAMERA	14
NO. OF VIDEO RECORDER	14
NO. OF AUDIO RECORDER	14
NO. OF VIDEO EDITOR	14
NO. OF AUDIO EDITOR	14
NO. OF VIDEO MIXER	14
NO. OF AUDIO MIXER	14
NO. OF VIDEO SWITCHER	14
NO. OF AUDIO SWITCHER	14
NO. OF VIDEO MONITOR	14
NO. OF AUDIO MONITOR	14
NO. OF VIDEO SPEAKER	14
NO. OF AUDIO SPEAKER	14
NO. OF VIDEO HEADSET	14
NO. OF AUDIO HEADSET	14
NO. OF VIDEO KEYBOARD	14
NO. OF AUDIO KEYBOARD	14
NO. OF VIDEO MOUSE	14
NO. OF AUDIO MOUSE	14
NO. OF VIDEO TRACKBALL	14
NO. OF AUDIO TRACKBALL	14
NO. OF VIDEO JOYSTICK	14
NO. OF AUDIO JOYSTICK	14
NO. OF VIDEO GAMEPAD	14
NO. OF AUDIO GAMEPAD	14
NO. OF VIDEO REMOTE CONTROL	14
NO. OF AUDIO REMOTE CONTROL	14
NO. OF VIDEO SENSITIVE STYLUS	14
NO. OF AUDIO SENSITIVE STYLUS	14
NO. OF VIDEO TOUCHSCREEN	14
NO. OF AUDIO TOUCHSCREEN	14
NO. OF VIDEO DIGITALIZER	14
NO. OF AUDIO DIGITALIZER	14
NO. OF VIDEO TRACKING DEVICE	14
NO. OF AUDIO TRACKING DEVICE	14
NO. OF VIDEO MOTION CAPTURE	14
NO. OF AUDIO MOTION CAPTURE	14
NO. OF VIDEO 3D SCANNER	14
NO. OF AUDIO 3D SCANNER	14
NO. OF VIDEO 3D CAMERA	14
NO. OF AUDIO 3D CAMERA	14
NO. OF VIDEO 3D TRACKING	14
NO. OF AUDIO 3D TRACKING	14
NO. OF VIDEO 3D MOTION CAPTURE	14
NO. OF AUDIO 3D MOTION CAPTURE	14
NO. OF VIDEO 3D SCANNING	14
NO. OF AUDIO 3D SCANNING	14
NO. OF VIDEO 3D TRACKING	14
NO. OF AUDIO 3D TRACKING	14
NO. OF VIDEO 3D MOTION CAPTURE	14
NO. OF AUDIO 3D MOTION CAPTURE	14
NO. OF VIDEO 3D SCANNING	14
NO. OF AUDIO 3D SCANNING	14
NO. OF VIDEO 3D TRACKING	14
NO. OF AUDIO 3D TRACKING	14
NO. OF VIDEO 3D MOTION CAPTURE	14
NO. OF AUDIO 3D MOTION CAPTURE	14

**TOTAL FAR OF ALL FLOORS**

LOWER GROUND FLOOR	= 1331.580	sqm.
UPPER GROUND FLOOR	= 2096.177	sqm.
1st FLOOR	= 2378.705	sqm.
2nd FLOOR	= 2728.134	sqm.
3rd FLOOR	= 2586.139	sqm.
4th FLOOR	= 1191.699	sqm.
TOTAL	= 12312.434	sqm.

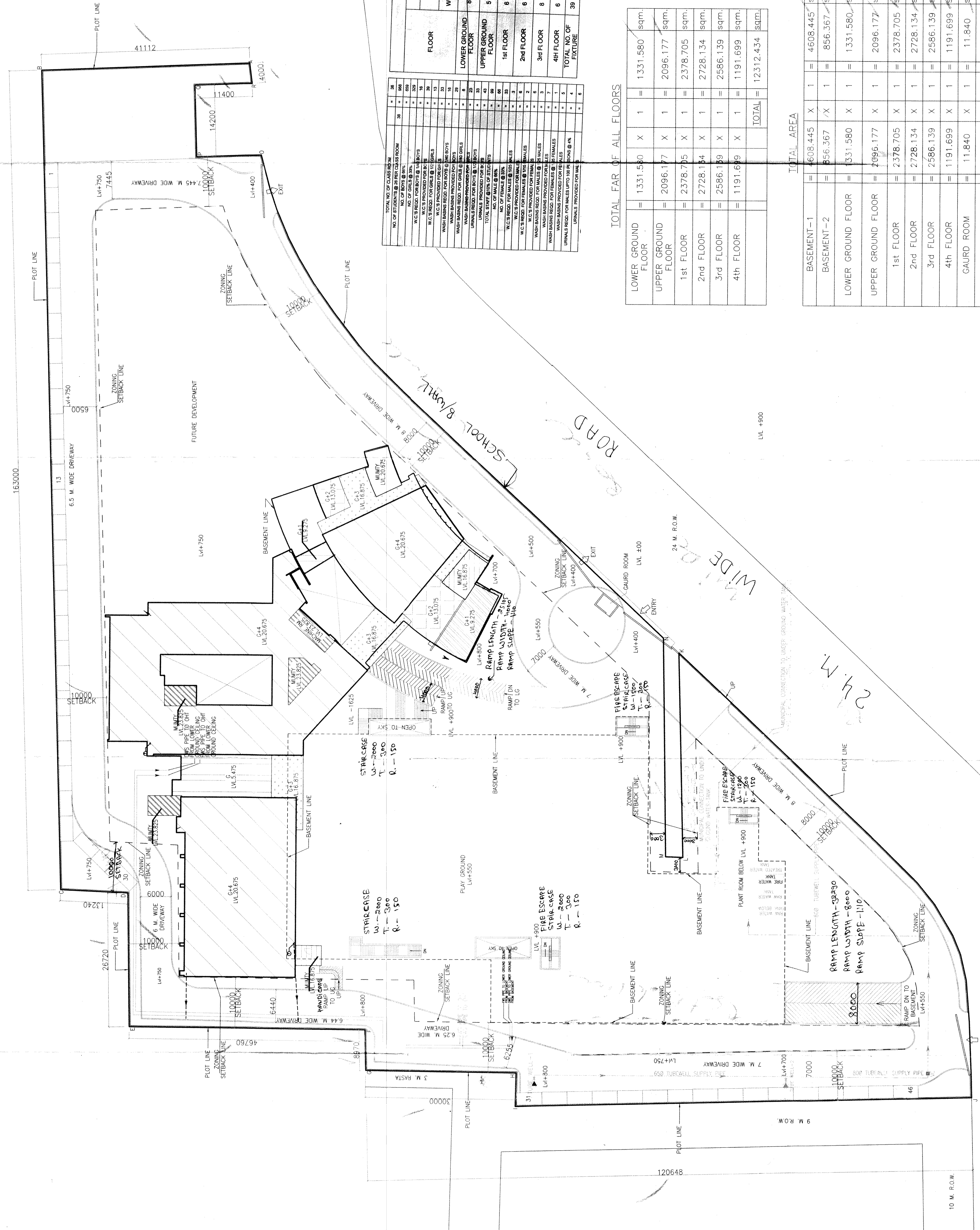
**TOTAL AREA**

BASEMENT-1	= 4608.445	sqm.
BASEMENT-2	= 856.367	sqm.
LOWER GROUND FLOOR	= 1331.580	sqm.
UPPER GROUND FLOOR	= 2096.177	sqm.
1st FLOOR	= 2378.705	sqm.
2nd FLOOR	= 2728.134	sqm.
3rd FLOOR	= 2586.139	sqm.
4th FLOOR	= 1191.699	sqm.
GAURD ROOM	= 11.840	sqm.
TOTAL	= 17789.086	sqm.

**AREA STATEMENT**

LICENCED AREA OF SITE = 5.137 ACRES  
 AREA OF SITE AS PER ZONING = 20788.668 SQM.  
 PERMISSIBLE F.A.R. @ 100% = 20788.668 SQM.  
 PROPOSED F.A.R. = 12312.434 SQM. OR 12312.434 X 100 = 59.23%  
 PERMISSIBLE GROUND COVERAGE @ 25% = 5197.167 SQM.  
 PROPOSED GROUND COVERAGE = 3196.430 + 11.840 = 3208.270 SQM. OR 3208.270 / 20788.668 = 15.44%  
 REQUIRED PARKING @ 10% OF AREA OF SITE = 2078.8668 SQM. 20788.668 / 10 = 2078.8668  
 PROPOSED CAR PARKING AREA = 2177.707 SQM OR 10.48%  
 REQUIRED STREET LEVEL PARKING @ 20% OF AREA OF PARKING = 2078 X 20 = 415.6 SQM.  
 PROPOSED STREET LEVEL CAR PARKING AREA = 2177.707 SQM. OR 104.798%  
 TOTAL PARKING CAP. OF BASEMENT = 115.65 OR SAY 116 CARS  
 CAR PARKING CAPACITY IN BASEMENT (PART-1) @ 35 sqm. / CAR = PARKING AREA / 35 = 4048.02 / 35 = 115.65 OR SAY 116 CARS

AREA OF GAURD ROOM = 4.000 X 2.960 = 11.840 SQM.



PROPOSED HIGH SCHOOL  
 SITE OF 5.137 ACRES IN  
 BLOCK - E SOUTH CITY - II,  
 PHASE - 1 GURGAON

ZANSKAR PROPERTIES PVT. LTD.  
 E-20, 1st & 2nd FLOOR,  
 HAUZ KHAS MAIN MARKET,  
 NEW DELHI.

**RISIMIS**  
 ARCHITECTS

RSMS ARCHITECTS PVT. LTD.  
 69, Nara Niwas (Bhawani Kunj) Behind D2, Vasant Kunj, New Delhi-110070.  
 Tel: 011-26898861, 268988617  
 www.rsms-arch.com

Scale : 1:300  
 Drawing No:- ST -01  
 Drawing Title:- SITE PLAN (WATER SUPPLY)  
 DEC-2010

.DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA  
SECTOR-18, CHANDIGARH.  
Tele-Fax: 0172-2548475; Tel.: 0172-2549851, E-mail: tcphry@gmail.com  
Website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in)

Memo No. ZP-44 Vol-III/JD(BS)/2011/ 314

Date:- 15-3-11

To

M/s Zanskar Properties Pvt. Ltd.,  
E-20, 1<sup>st</sup> & 2<sup>nd</sup> Floor,  
Hauz Khas Main Market,  
New Delhi.

Subject: - Approval of building plans of High School Building measuring 5.137 acres falling in the Residential Plotted Colony in Block-E, South City-II, Phase-I, Gurgaon Manesar Urban Complex being developed by M/s Zanskar Properties Pvt. Ltd.

Reference your application dated 03.02.2011 for permission to erect the building in the above said High School Building falling in the Residential Plotted Colony in Block-E, South City-II, Phase-I, Gurgaon Manesar Urban Complex 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 following conditions: -

1. The plans are valid for a period of 2 years of the buildings less than 15.00 meters in height and 5 years for the multistoried buildings from the date of issuance of sanction, subject to validity of licenses 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 issue of this letter that the structural design of the building is designed as per the provision of NBC and relevant I.S. 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 I.S.I. and N.B.C. standards.
- (c) No walls/ceiling shall be constructed of easily inflammable material and staircases shall be built of the fire resisting material as per standard specification.
4. No addition and alteration in the building plans/ layout plan shall be made without the prior approval of DG,TCP. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DG,TCP shall be pre-requisite.
5. If any infringement of byelaws remains unnoticed, the department reserves the right to amend the plan as and when any such infringement comes to its notice after giving

Attested

an opportunity of being heard and the department shall stand indemnified against any claim on this account.

6. 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 General 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 favour.
7. Before grant of occupation certificate, you shall have to submit a notice of a completion of the building in form BR-IV along with 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 Commissioner, Municipal Corporation, Gurgaon.

8. FIRE FIGHTING:-

It may be made clear to the firm that the appropriate provision for firefighting arrangement as required in the NBC/ISI should be provided by the firm and fire fighting safety certificate shall be obtained before undertaking any construction. The firm shall be sole responsible for firefighting arrangement.

8. 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 tank as shown on the plan and down take system thereof is as under: -

Sr. No.	Description	Capacity of tank for Domestic uses (In Liters)	Up pipe (In mm)	Down pipe (in mm)
1.	Main Building (Dom)	1x18000	65mm	80/65/50/40/32/25/20mm
	Flush	1x32000	65mm	65/50/40/32/25/20mm
	UGT (Dom)	1,00,000		

- (ii) Inlet pipes from down take to toilet shall be 25/20/15 mm dia as shown on the plans and connection to each individual fixture shall be 15 mm dia.
- (iii) The adequate booster pumps to boost the water in the water tanks with 100% standby arrangement shall also be provided by you. It is made clear that you shall be sole responsible for boosting arrangement all the time.
- (iii) The alternative arrangement of power supply, such as Gen. Set etc. of suitable capacity shall also be provided by you during failure of electricity.

9. SEWERAGE:

- (i) All external sewerage lines should not be less than 150 mm. dia S.W. Pipes.
- (ii) All soil pipe connection W.C. to soil stack / manhole shall be 100 mm dia as shown on the plans.
- (iii) All soil stacks shall be 100 mm dia.



- (v) All W.C. shall be provided with high/low level flushing cistern. The capacity of flushing cistern shall be of 8 liters.
- (vi) Wastewater stack shall be 100 / 75 mm dia pipes as shown on the plans.
- (vii) All F.T. shall be 75mm dia. with 50 mm water seal.
- (viii) All pipes from wastewater stack to F.T. and F.T. to G.T shall be of 100 mm dia pipe as shown on the plans.
- (ix) All pipes under floor, wastewater stack, soil stack shall be of HCl.
- (x) Suitable approach/ ventilation arrangement shall be provided by you by providing inspection window/ duct etc. for repairing of piping system.

10. Storm Water Drainage:

- (i) You have provided single level basement under Admin. Block and Playground for services and parking/service only. For draining out the wash water/ rain water accumulated in the basement shall be collected through covered channel of 300 mm wide to the sumps at different placed and from where the pumping has been proposed by you by providing pumps of 250LPM capacity at 7.00 meters 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 alternate power supply arrangement shall also be provided by you during the failure of electricity/ breakdown.
- (ii) All external storm water drainage shall be provided suitably so as to dispose of rainwater, into existing system of colony.
- (iii) All rain water pipes stack pipes from shall be of 100/150mm dia pipes as shown on the plans.
- (iv) It is made clear to you that roof top rain harvesting system shall be provided Central Ground Water Authority norms/Hr. Govt. notification as applicable and shall be kept operational all the time.

11. GENERAL: -

- (i) Alternative source of electricity shall be provided by you for functioning of water supply, sewerage and storm water drainage scheme by providing Generator set of required capacity.
- (ii) All pipes, fixtures, fitting, pumps, Gen. set and filtration plan etc. shall be conforming to relevant IS specification and ISI marked.
- (iii) The use of solar water heating system as per norms specified by HAREDA is mandatory and shall be made operational in each building block (where hot water is required) before applying for occupation certificate.
- (iv) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- (v) That you shall deposit the labour cess in future, time to time as per construction of work done at site.




lighting as well as Campus Lighting.

- (vi) 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.
- (vii) Recycled water is proposed to be utilized for flushing purposes. The firm has made provision of separate flushing line, storage tank, metering system, pumping system and plumbing. It may be clarified to developer that no tap or outlet of any kind will be provided from the flushing lines/plumbing lines for recycled water except for connection to the cistern of flushing tanks and any scouring arrangement. Even ablution taps should be avoided.
- (viii) No cross connection between recycled water system and potable water system shall be made.
- (ix) All plumbing pipes fittings, valves of flushing system pipe will be of red colour or painted red. In case of embedded pipes. Marker taps of Red Colour at suitable intervals shall be fixed. The underground and over head tanks should have. Recycle water not fit for drinking and other warning signs embossed/marked on them.
- (x) Recycled water pipes and potable water pipes will be fixed in separate chases and a minimum horizontal distance of 6" (150mm) will be mentioned between them. In case of cross suitable colored/taped sleeve shall be used.
- (xi) The coloniser/firm will provide appropriate pipes (both up and down) for solar water heating system.

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

DA/One set of Building Plans

  
(Hitesh Sharma)  
District Town Planner (HQ),  
Member Secretary,

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

Endst. No. ZP-44 Vol-III/JD(BS)/2010/ \_\_\_\_\_



Date:- \_\_\_\_\_

A copy is forwarded to the following for information: -

1. Senior Town Planner, Gurgaon alongwith one set of building plans.
2. Superintending Engineer (HQ) HUDA, Panchkula.
3. Distt. Town Planner, Gurgaon.
4. Distt. Town Planner (Enf.), Gurgaon.

Encl: as above

(Hitesh Sharma)  
District Town Planner (HQ),  
Member Secretary,

  
  
For: Chief Town Planner, Haryana-cum-Chairman,  
Building Plan Approval Committee.  
Superintendent  
District Education Officer  
Gurgaon