ORRIS INFRASTRUCTURE PVT. LTD.

CORPORATE OFFICE: J-10/9, DLF-Phase-II, MG Road, GURUGRAM, HARYANA-122001, Email Id: info@orris.in, Telephone: +911244979200 CIN: U70109DL2006PTC151295

PUBLIC NOTICE

Whereas, we Orris infrastructure Private Limited are in the process of undertaking of getting Occupation Certificate of Commercial Site for an area measuring 3.86 Acres in the Residential Plotted Colony in village Hyatpur, Sector-89, 90 & 93, Gurugram, Haryana, over an area measuring 101.081 acres (licence no. 59 of 2013 Dt. 16.07.2013) in accordance with the Occupation Certificate granted (In Principal Approved) vide memo no. ZP-921/SD(RD)/2025/31405 Dt. 13.08.2025 by Director General, Town & Country Planning, Haryana, Chandigarh.

And whereas, the Building Plan was earlier approved for the commercial area has some deviation / major changes on account of request made by Orris infrastructure Private Limited at the time of application of Occupation Certificate.

And whereas, the office of Director, Town & Country Planning, Haryana, Chandigarh has required seeking of objections against the deviation / major changes in the building Plan, as a pre-condition for allowing such deviation / major changes in the building Plan.

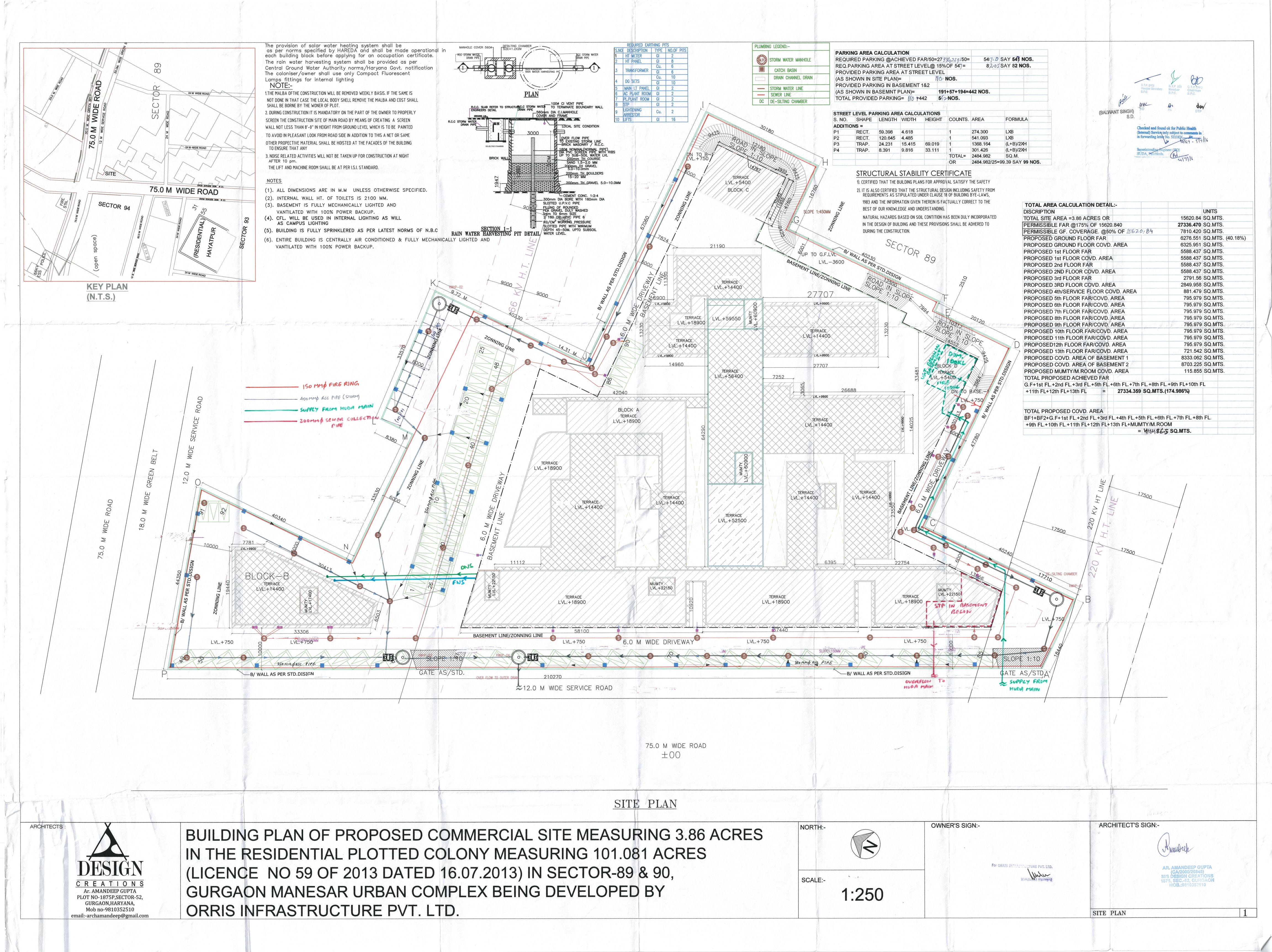
Accordingly vide this public notice objections are hereby invited from any of the public in the said colony on the proposed deviation / major changes of the building Plan of the said commercial area. A copy of the earlier approved Building Plan bearing drawing Memo no. ZP-921 – A/SD(BS) / 2016 / 19026 dated 09.09.2016 and the deviation / major changes now proposed (In Principal Approved) bearing memo no. ZP-921/SD(RD)/2025/31405 Dt. 13.08.2025 is available for perusal at our office and also on company's website i.e. https://(www.orris.in) and also displayed at our site office for information. The said deviation / major changes can also be perused at the office of undersigned as well as in the office of Senior Town Planner, Gurugram.

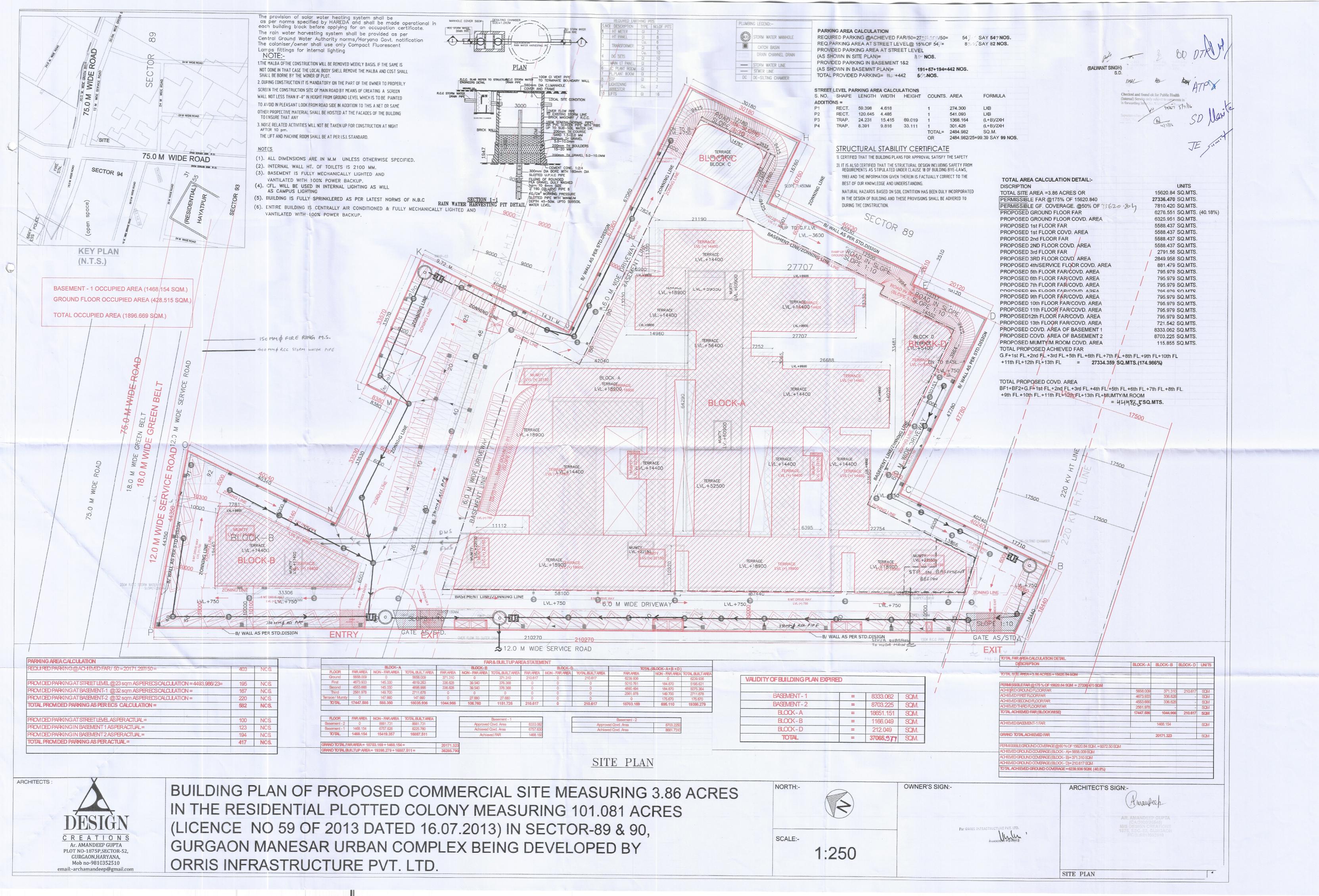
Any public having any objection on the proposed deviation / major changes in the approved building Plan, may file his objection in the office of Senior Town Planner, Huda Complex, Sector-14, Gurugram, within 30 days of the publication of this notice, failing which it shall be assumed that there are no objections to the proposed deviation / major changes in the building Plan..

Place: Gurugram

Date: August 19, 2025

Sanjay Aggarwal (Auth. Representative)





DIRECTORATE OF TOWN AND COUNTRY PLANNING, HARYANA
Nagar Yojana Bhavan, Plot No. 3, Block-A, Sector-18-A, Madhya Marg, Chandigarh.
Tele -Fax: -0172-2548475: 0172-2549851, E-mail:tcpharyana7@gmail.com
Web Site www.tcpharyana.gov.in

Memo No. ZP-921/SD(RD)/2025/_31405 Dated __13-08-2025

To

Orris Infrastructure Pvt. Ltd., J-10/9, DLF-Phase-III, MG Road,

Gurugram-122002.

Subject:-

Grant of occupation certificate for Commercial site for an area measuring 3.86 acres falling in the residential Plotted Colony an area measuring 101.181 acres (License No. 59 of 2013 dated 16.07.2013) in Sector-89 & 90, Gurugram.

Reference:

Please refer your letter dated 16.07.2024 and 27.06.2025 on the above cited subject.

With reference to the revision in terms of deviations made at site, the in-principle approval for occupation certificate is hereby granted for inviting objections/suggestions and submit written consent of all existing allottees of the colony as per policy dated 25.01.2021 & 24.04.2023with the following conditions:-

- (i) That you shall invite objections from each existing allottee regarding the said amendment in the building plan 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) Each existing allottee shall also be informed about the revision through registered post with a copy endorsed to the Senior Town Planner, Gurugram in case of building plan within two days from the advertisement as per (a) above clearly indicating the last date for submission of objection. A certified list of all existing allottees shall also be submitted to the Senior Town Planner, Circle office.
- (iii) A copy of the earlier approved building plan and deviation plan being approved in-principle shall be hosted on company website and site office for information of all such existing allottees.
- (iv) That you shall submit certificate from the Senior Town Planner, Gurugram about hosting the deviation plan/as-built drawings showing changes in the earlier approved plan on the website of the company.
- (v) To display the deviation plan/as-built drawings showing changes from the approved building plan at his site office.
- (vi) That the allottees may be granted 30 days' time to file their objections in the office of the Senior Town Planner, Gurugram. During this 30 days' period the original building plan as well as the deviation plans shall be available in the office of the colonizer as well as in the office of the Senior Town Planner, Gurugram for reference of the allottees.
- (vii) 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 colonizer and objector to explain their position regarding revised building plan and shall submit the recommendation to the Competent Authority, within a period of 90 days from the issuance of the advertisement. The Competent Authority may decide to make amendments in the building plan, which shall be binding upon you.
- (viii) That you shall submit a report clearly indicating the objection if any, received by him from the allottees and action taken thereof alongwith undertaking to the effect that the rights of the allottees have not been infringed, and that no objection on the changes has been received from any existing allottee.

- That you shall not give any possession of any unit/space till the grant of final occupation (ix) certificate.
- That you shall submit the 2/3rd written consent of the exiting allottees of the colony (X) alongwith the certified list of existing allottees of the colony specifying that they have no objection for major changes.
- That you shall get approved the revised Service Plan/Estimates Service Plan/Estimates. (xi)
- That you shall deposit the composition charges amounting to ₹ 2,52,98,184/- through online (xii) payment.
- That you shall deposit the deficit labour cess amounting to ₹ 38,31,471/- through online payment

A set of the deviation drawings/as-built drawings for the purpose of inviting objections are enclosed for further necessary action at the earliest under intimation to this office. DA/As above.

2 14 (Ashish Sharma) District Town Planner (HQ) For: Director, Town & Country Planning, Haryana, Chandigarh.

Endst. No. ZP-921/SD(RD)/2025/	Dated
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A copy is forwarded to the Senior Town Planner, Gurugram with a request to ascertain that all existing allottees have been served the information about the said amendment/deviations at site. Any objections/suggestions received within 30 days of publication of notice may be forwarded to this office alongwith comments on the same to enable final decision on the matter.

(Ashish Sharma) District Town Planner (HQ) For: Director, Town & Country Planning, Haryana, Chandigarh.

Endst. No. ZP-921/SD(RD)/2025/_____ Dated A copy is forwarded to the following for information and necessary action please:-

1. District Town Planner (P), Gurugram.

2. Nodal Officer, Website Updation with a request to host the same on the website of the Department.

DA/As above.

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BR-III (See Code 14 (III)) Form of Sanction

From

Director General,
Town & Country Planning Department,
Haryana, Chandigarh.
SCO-71-75, Sector-17-C, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana2@gmail.com
Website www.tcpharyana.gov.in

To

Orris Infrastructure Pvt. Ltd., J-10/5, DLF Phase-II, M.G. Road, Gurgaon-122002.

Memo No. ZP-921-A/SD(BS)/2016/ 19036

Dated: 9 9016

Subject:

Approval of building plans of Commercial Site on the area measuring 3.86 acres falling in residential plotted colony measuring 101.081 acres (Licence No. 59 of 2013 dated 16.07.2013) in Sector-89, Gurgaon Manesar Urban Complex being developed by Orris Infrastructure Pvt. Ltd.

Reference your application dated 28.01.2016 for permission to erect the buildings in Commercial Site on the area measuring 3.86 acres falling in residential plotted colony measuring 101.081 acres (Licence No. 59 of 2013 dated 16.07.2013) in Sector-89, Gurgaon Manesar Urban Complex being developed by Orris Infrastructure Pvt. Ltd. in accordance with the plans submitted with it.

Permission is hereby granted for the aforesaid construction subject to the provisions of the provisions of the respective Acts and Haryana Building Code-2016 subject to the following amendments, terms and conditions:-

- 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.
- The structural responsibility of the construction shall be entirely of the owner/ supervising architect/ Engineer of the scheme.

Further that: -

- a) The building shall be constructed as per the structure design submitted by you and as certified by your structure engineer that the same has been designed as per the provisions of NBC and relevant IS code for all seismic load, all dead and live loads wind pressure and structural safely from earthquake 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.
- d) The roof slab of the basement external to the buildings if any shall be designed/ constructed to take the load of fire tender up to 45 tones.

FIRE SAFETY:

- (i) The colonizer firm and the Supervising Architect 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.
- (ii) That you shall get approved the fire fighting scheme in accordance with the section 15 of The Haryana Fire Safety Act 2009 and directions issued by the Director, Haryana Fire Service, Haryana, before starting the construction work at site.

- 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.
- That you shall furnish the service plan/ estimate of this scheme in accordance with approved building plans.
- 6. Based on the actual estimated cost of internal development of the commercial colony you shall furnish additional bank guarantee, if required.
- 7. The revenue Rasta if any passing through the site shall be kept unobstructed.
- 8. 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 an opportunity of being heard and the department shall stand indemnified against any claim on this account.
- 9. The layout showing the electric installation shall have to be got approved from the competent authority before execution of work at site.
- 10. 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.
- 11. Before grant of occupation certificate, you shall apply for occupation certificate as per the provisions of Code 23 (1) of the Haryana Building Code-2016 which shall be accompanied by certificates regarding completion of works described in the plans and it shall be accompanied by:
 - (i) DPC certificate issued by DTP.
 - (ii) Structural stability certificate duly signed by the recognized Architect & Structural Engineer.
 - (iii) A clearance from Fire Safety point of view from the competent authority.
- 12. The basement shall be used for parking and services as prescribed in the approved zoning plan and building plans. Not more than 25% of the parking space within the shopping/commercial complex shall be allotted and this allotment shall be made only to the persons to whom shops/commercial space have been allotted. No parking space shall be allotted, leased out, sold or transferred in any manner to any third party. The parking lots shall form part of common areas along with other common uses, in the declaration to be filed under Apartment Ownership Act, 1983.
- You shall comply with the conditions laid down in the Memo No. 19167 dated 05.07.2016 of Superintending Engineer (HQ), HUDA, Panchkula (copy enclosed).

14. GENERAL: -

- (i) That the colonizer shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.09.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
- (ii) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- (iii) That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational in the each building block before applying for an occupation certificate, where hot water is required.
- (iv) That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.

- (v) That you shall submit the scanned copy of the approved building plans of this scheme to this office from the issuance of this letter.
- (vi) That you shall deposit the labour cess in future, time to time as per construction of work done at site.
- (vii) That if any, site for Electric Sub Station is required same will be provided by you in the commercial colony.
- (viii) That provision of parking shall be made within the area earmarked /designated for parking in the colony and no vehicle shall be allowed to park outside the premises.
- (ix) 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.

15. Environment:-

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

- 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.
- 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 aforestated shall be entitled to direct stoppage of work.

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

DA/One set of Building Plans

(S.K. Sehrawat)

District Town Planner (HQ),

Member Secretary,

For: Chief Town Planner, Haryana-cum- Chairman,

Building Plan Approval Committee.

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Memo N	o. 7P-921-A	SD(BS)/2016/	_

Dated:-____

A copy is forwarded to the following for information: -

- 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.
- Senior Town Planner, Gurgaon.
- 4. Superintending Engineer (HQ) HUDA, Panchkula.
- 5. District Town Planner, Gurgaon, along with one set of Building Plans.
- 6. District Town Planner (Enf.), Gurgaon.
- 7. Nodal Officer, Website Updation.

Encl: as above

(S.K. Sehrawat)

District Town Planner (HQ),

Member Secretary,

For: Chief Town Planner, Haryana-cum- Chairman,

Building Plan Approval Committee.