

BR-III
(See Rule 44)

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
Sector-18, Chandigarh
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Memo No: K-764/PA (OP)/2012/ 25120

Dated: 10-12-12

To

✓
HPL Socomec Pvt. Ltd.,
1/21, Atma Ram Mension Asif Ali Road,
New Delhi-110002.

Subject: - Approval of the building plans for construction of Industrial Building in the revenue estate of Village Bastara, Tehsil Gharaunda, Distt. Karnal- HPL Socomec Pvt. Ltd.

Reference your application dated 01.09.2011 and subsequent letter dated 14.05.2012 for permission to erect an Industrial Building in the CLU permission granted area 23790 sqm (after excluding an area measuring 6839.38 sqm. falling in 60 m wide green belt along NH-1) falling in the revenue estate of Village Bastara, Tehsil Gharaunda, Distt. Karnal in accordance with the plans submitted with it.

It is to inform that the Building Plan Approval Committee in its meeting held on 30.1.2012 has granted permission for the construction of Shed subject to the provisions of Punjab Scheduled Roads & Controlled Areas Restriction of Unregulated Development Act-1963, the rules 1965 framed thereunder and the conditions laid down in the agreement and permission for change of land use was granted by vide this memo dated 14.7.2010 given above along with special reference to the following conditions: -

1. The plans are valid for a period of 2 years from the date of issuance of sanction, subject to validity of Change of Land use permission granted.
2. The structural responsibility of the construction shall be entirely of the owner/supervising architect/Engineer of the project.

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 design as per the provisions of NBC and relevant IS code for all seismic load, all dead and live loads wind pressure and structural safety from earthquake of the intensity expected under Zon-IV.
- B. All material to be used for erection of building shall conform to B.I.S. and N.B.C standards.
- C. No wall/ceiling shall be constructed of easily inflammable material and staircases shall be built of the fire resisting material as per standard specification.

3- FIRE SAFETY:

That your and Supervising Architect of the project shall be entirely responsible for making provision of fire safety and fire fighting measures as required in NBC/ISI and shall abide by all fire safety bye laws. It may be made clear to the firm that the appropriate provision for fire fighting

arrangement as required NBC/ISI should be provided by the firm and fire fighting safety certificate shall be obtain before undertaking any construction. The firm will be sole responsible for fire fighting arrangement.

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 bye-laws 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.

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 (B) regarding completion of works described in the plans and it shall be accompanied by:

- a) DPC Certificate issued by D.T.P. Karnal.
- b) Structural stability certificate duly signed by the recognized structural Engineer/ Architect.
- c) A clearance from Fire Safety Point of view from the Competent Authority as per the direction of Director, Urban Local Bodies, Haryana, Chandigarh.

8- The open parking around the building blocks shall be metalled and properly organized.

9- WATER SUPPLY:

- (i) The down take system shall be provided 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 plans and down take system thereof are as under:-

Sr. No.	Name of Building	Capacity of tank for domestic uses in ltrs	Up pipe in mm	Down pipe in mm
1.	Toilet Block	1 x 1000 Ltrs.	20 mm	25/20 mm
2.	Admn. Block (RCC Block)	1 x 10,000	25 mm	32/25/20 mm
	UGT (Dom)	20,000 Ltrs.		

- ii) Inlet pipe 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.

10. SEWERAGE:

- i) All sewerage lines should not be less than 150 mm. Dia S.W. Pipes.
- ii) All soil stacks shall be 100 mm dia and all waste stack shall be 100 mm dia.

- iii) Waste water pipes connecting F.T. to G.T. and F.T. to waste water stack shall be 75 mm dia.
- iv) All soil pipes from W.C. to soil stack and W.C. to IC shall be 100 mm dia.
- v) All W.C. shall be provided with high/low level flushing cistern of 8 Ltrs capacity.
- vi) You have to proposed disposal of sewerage through proposed septic tank thus it is made clear that the same shall be provided as per IS norms and there will be no pollution due to disposal of sewerage.

11- STORM WATER DRAINAGE: -

- (i) All external storm water drainage shall be provided suitable so as to disposal of rain water into external system of the Town.
- (ii) All rain water stacks shall be 100 mm/150 mm dia as shown on the plans.
- (iii) It is made clear that roof top rain harvesting system shall be provided as per HUDA/State Govt. norms.


12. GENERAL:

- a) Alternative source of electrification shall be provided for functioning of water supply, sewerage and storm water drainage scheme by providing Gen. set of required capacity.
- b) All pipes, fixtures, fitting, pumps, Generator set and filtration plant etc. shall be conforming to relevant IS specification and ISI marked.
- c) You shall have to pay the proportionate cost of external development charges for water supply, Sewerage, Storm Water Drainage, roads, bridges, community building, street lighting and horticulture etc on gross acreage basis as and when determined by the HUDA/State Government. These charges will be modifiable as and when approved by the HUDA/State Govt. and will be binding upon you.
- d) It may be made clear that you will be sole responsible for making connection with the master services, if provided by the State Government/ HUDA at your own cost with the prior approval of the competent authority.
- e) The correctness of the levels of the project will be sole responsibility of the firm for integrating the internal sewer/SWD of the colony by gravity.
- f) The water storage tanks and other plumbing works etc. shall not be shown on any face of the building but shall be suitably encased.
- g) No applied decoration like inscription, crosses, names of persons are permitted on any external face of the building.
- h) The name of the building could be affixed on the external face of the building for which detailed elevations/ section showing the same would have to be got approved from the D.G.,T.C.P. Haryana.
- i) That you 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 work at site if applicable.
- j) That you shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
- k) That you shall deposit the balance amount if any before applying for Occupation Certificate.

- l) 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.

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

DA/One set of Building Plans



(Sanjay Kumar)
District Town Planner (HQ),
Member Secretary,
For: Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee.

Endst. No: K-764-PA (OP)/2012/

Dated:

A copy is forwarded to the following for information: -

- 1- Senior Town Planner, Rohtak w.r.t. her office memo no. 1123 dated 23.02.2012 alongwith set of building plans.
- 2- S.E (HQ) HUDA, Panchkula w.r.t. his office endst. no. SE (Hq.) / 169 dated 25.04.2012.
- 3- District Town Planner, Karnal.


(Sanjay Kumar)
District Town Planner (HQ),
Member Secretary,
For: Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee.