

OWNER NAME:-

SH. RAJESH S/O SH. SATPAL

**AREA CHART:-**

1. WAREHOUSE 1 = 114.67X22.37 = 2565.16 SQMTR.
2. WAREHOUSE 2 = 114.67X29.61 = 3395.37 SQMTR.
3. WAREHOUSE 3 = 114.67X22.37 = 2565.16 SQMTR.
4. CORRIDOR = 114.67X14.63 = 1677.62 SQMTR.
5. CORRIDOR = 114.67X14.63 = 1677.62 SQMTR.

Recommended for Continues  
to be read with mom on 12/6/13

**TOPIC:-**

**PLAN SECTION AND  
ELEVATION OF WAREHOUSE**

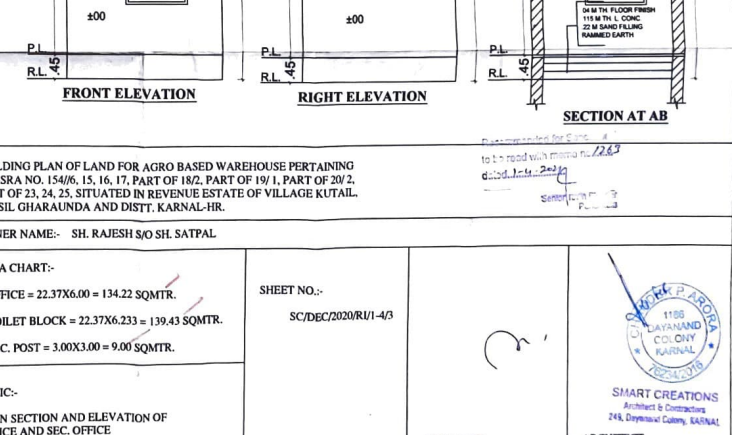
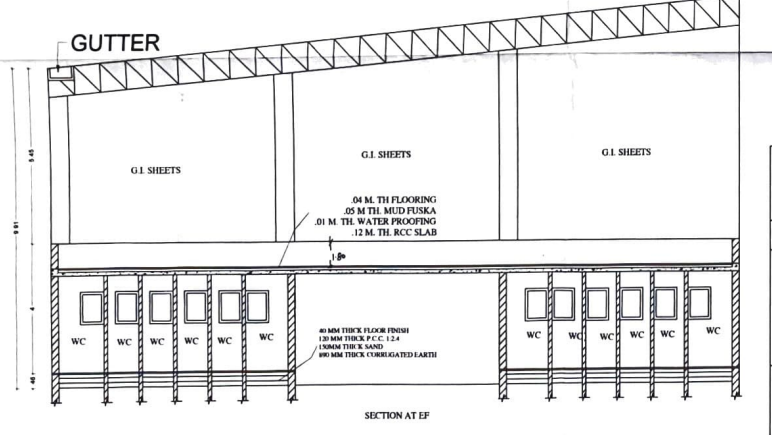
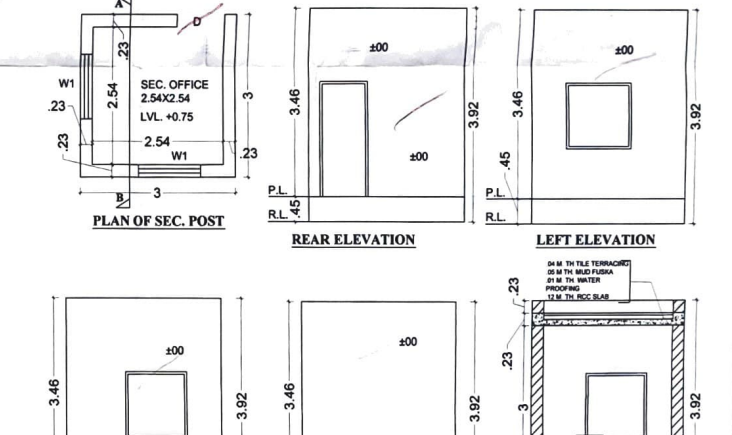
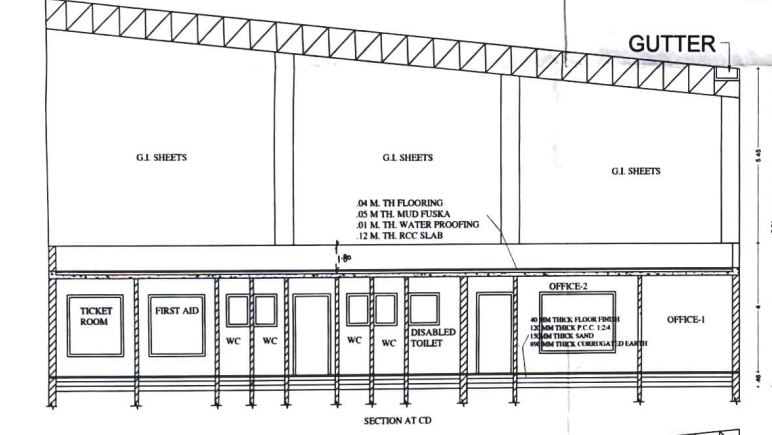
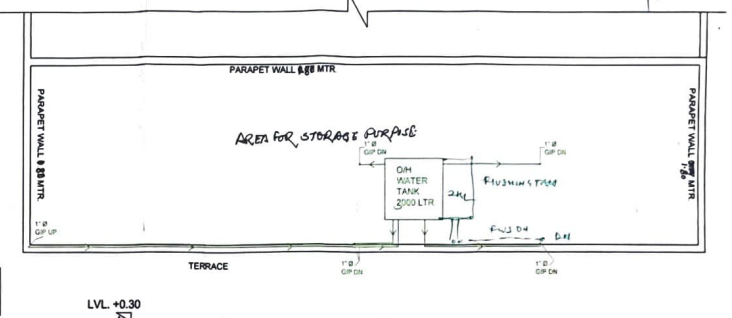
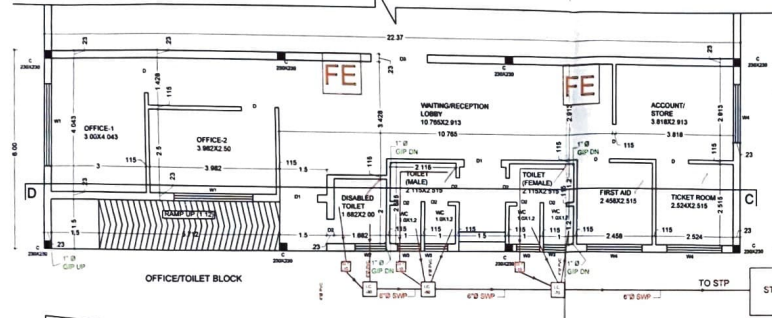
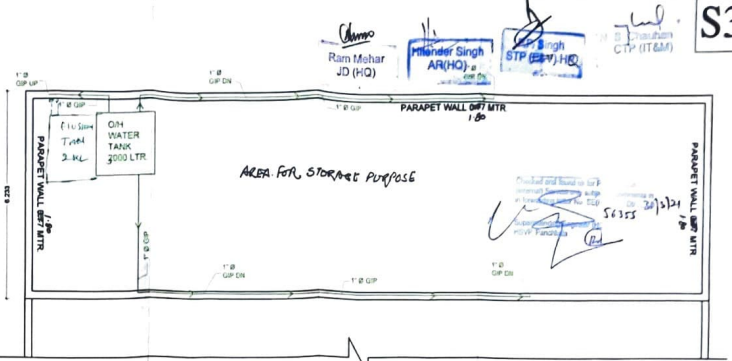
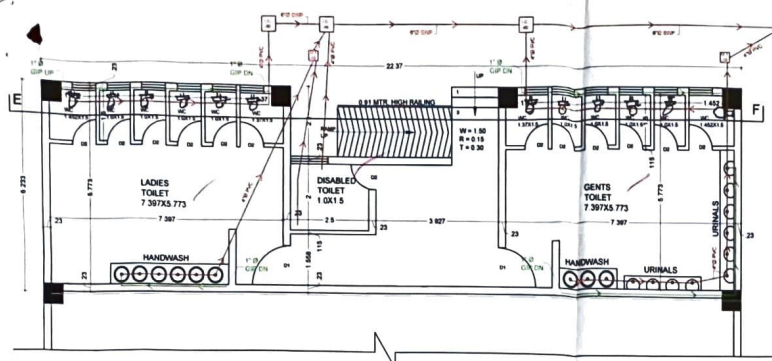
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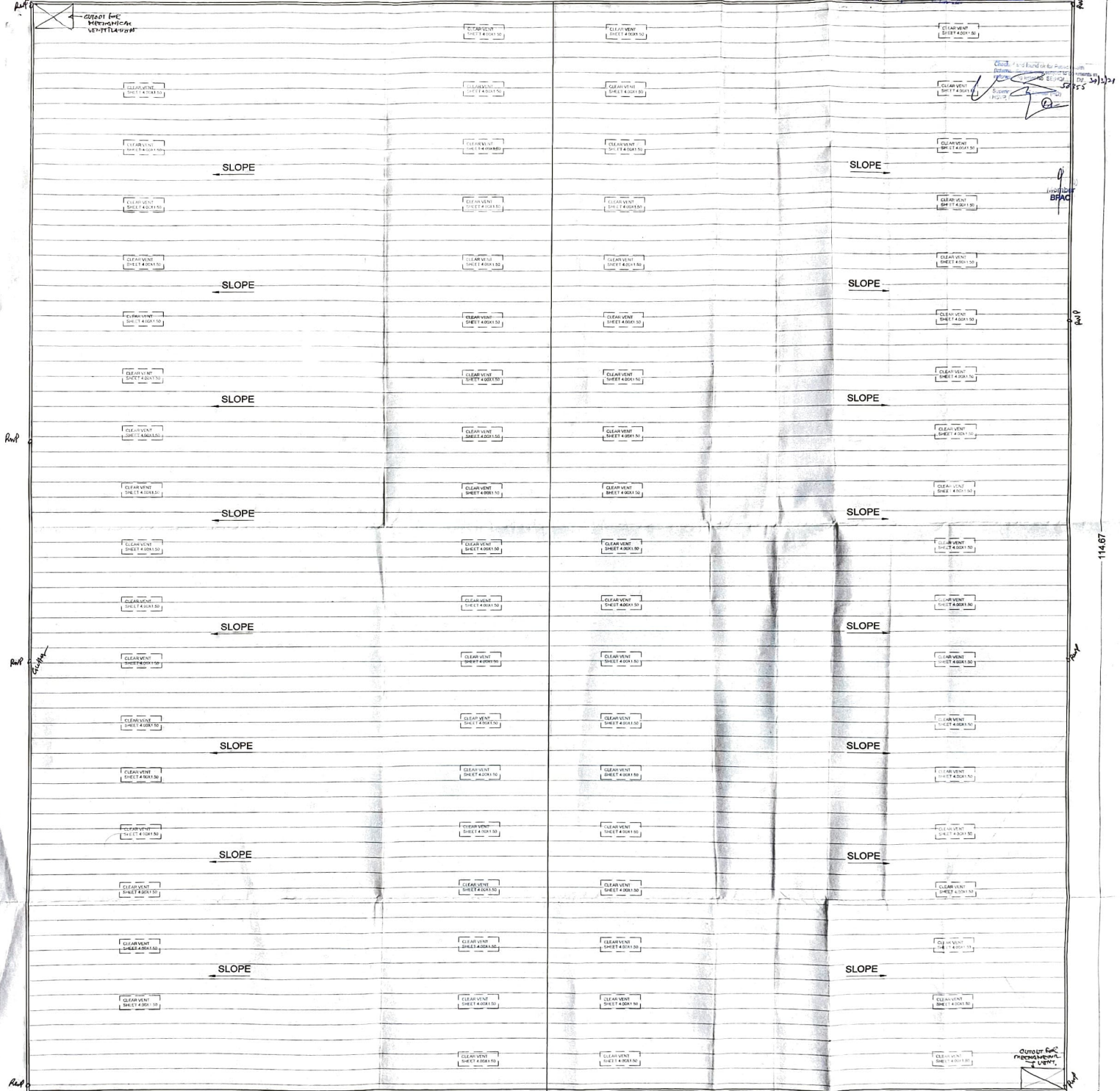
SC/DEC/2020/RV1-4/2

**APPLICANT**

**ARCHITECT**







BUILDING PLAN OF LAND FOR AGRO BASED WAREHOUSE  
PERTAINING KHASRA NO. 154/16, 15, 16, 17, PART OF 18/2,  
PART OF 19/ 1, PART OF 20/2, PART OF 23, 24, 25,  
SITUATED IN REVENUE ESTATE OF VILLAGE KUTAIL,  
TEHSIL GHARAUNDA AND DISTT. KARNAL-HR.

OWNER NAME:-

SH. RAJESH S/O SH. SATPAL

TOPIC:-

TERRACE PLAN OF GODOWN

SHEET NO.:-

SC/DEC/2020/RI/1-5/5

Recommended for Sanction  
to be issued with memo no. 1247  
dated 1-4-2021

Shree Singh  
1-4-2021

APPLICANT



SMART CREATIONS  
Architects & Constructors  
218, Deyward Colony, KARNAL

ARCHITECT



BR-III

(See Code 4.2 (4))  
Form of Sanction

From

Chief Town Planner, (IT&M)-cum-Chairman,  
Building Plan Approval Committee,  
O/o Director, Town & Country Planning Department,  
Haryana, Nagar Yojna Bhawan, Block-A,  
Plot No.-3, Sector-18A, Madya Marg, Chandigarh.  
Tel.: 0172-2771252, E-mail: ctpitm1.tcp@gmail.com  
Website www.tcpharyana.gov.in

To

✓ Sh. Rajesh S/o Sh. Stpal,  
R/o House No. 104 Sector-14,  
Urban Estate, Karnal-132001

Memo No. CLU-KL-980A/JD(RM)/2021/ 18391 Dated:- 02-08-2021

Subject:- Approval of Building plans of Warehouse (Agro based) over an area measuring 25825.57 Sqm. falling in the revenue estate of village Kutail, Tehsil Gharaunda, District Karnal Sh. Rajesh S/o Sh. Satpal.

Reference:- Your application dated 01.02.2021.

Permission to erect building plans of Warehouse (Agro based) over an area measuring 25825.57 Sqm. falling in the revenue estate of village Kutail, Tehsil Gharaunda, District Karnal 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 and Haryana Building Code-2017 subject to the following amendments, terms and 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 CLU permission.
2. 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 in accordance to the Structure Design submitted by you and as prepared by Structure Engineer and certified by Proof Consultant on prescribed FORM BR-V (A2), 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 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.
3. FIRE SAFETY:
- (i) The colonizer 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 Services, before starting the construction work at site. These shall include the plan of proposed underground tunnel connecting the Grand Stand and Media stand.

4. No addition and alteration in the building plans/ layout plan shall be made without the prior approval of DTCP. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DTCP shall be pre-requisite.
5. The revenue Rasta if any passing through the site shall be kept unobstructed.
6. 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.
7. No person shall occupy or allow any other person to occupy any new building or part thereof for any purpose whatsoever until such building or part thereof has been certified by the Director 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.
8. That you shall apply for occupation certificate as per the provisions of Code 4.10 of the Haryana Building Code-2017 which shall be accompanied by certificates regarding completion of works described in the plans and it shall be accompanied by:
  - (i) Structural stability certificate duly signed by the recognized Architect & Structural Engineer.
  - (ii) A clearance from Fire Safety point of view from the competent authority.
9. That you shall comply with the conditions laid down in the Memo No. 56355 dated 30.03.2021 of Superintending Engineer (HQ), HSVP, Panchkula and Director, Urban Local Bodies-cum-Fire Service, Haryana, Panchkula Memo no. 668 dated 07.04.2021 (copies enclosed).
10. GENERAL: -
  - (i) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
  - (ii) You shall take a clearance from AAI for the buildings height above 30 mt.
  - (iii) That the owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
  - (iv) That the owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
  - (v) That the owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
  - (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 site.
  - (viii) That provision of parking shall be made within the area earmarked/ designated for parking in the site and no vehicle shall be allowed to park outside the premises.
  - (ix) The responsibility of laying and maintaining (including quality and design etc.) of internal public health services shall be entirely of the owner/supervising architect/engineer of the scheme.
  - (x) 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 construction 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.

11. Environment: That you shall strictly comply with the directions of MOEF Guidelines, 2010 while raising construction. In addition, you shall comply with the instructions of Director, Town & Country Planning, Haryana, Chandigarh issued vide order dated 14.05.2015, available on the Departmental Website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in) at URL: [https://tcpharyana.gov.in/Policy/Misc392%20OA%20No.%2021%20of%202014%20Vardhaman%20Kaushik%20Vs.%20UOI\\_ors.pdf](https://tcpharyana.gov.in/Policy/Misc392%20OA%20No.%2021%20of%202014%20Vardhaman%20Kaushik%20Vs.%20UOI_ors.pdf) in compliance of the orders dated 10.04.2015 passed by Hon'ble National Green Tribunal in OA No. 21 of 2014, which are as under:
- (i) 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/roads.
  - (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) 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.
  - (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 cleaned 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 debris relating to dust emission.
  - (viii) 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 Hon'ble NGT order dated 10.04.2015 referred above.
  - (ix) All to take appropriate measures and to ensure that the terms and conditions of the Hon'ble NGT order dated 10.04.2015 referred above in OA No. 21 of 2014 and the earlier orders passed in said case 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) That you shall ensure that least dust has emitted into air/atmosphere and all steps are taken to prevent the same.
  - (xiii) That 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 and compliance of the same shall be ensured prior to issuance of occupancy certificate.
  - (xiv) 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 Rs.

50,000/- per default in relation to construction activity at its site and Rs. 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.

- (xv) All the owners/builders shall ensure that C & D waste is transported in terms of this order to the site in question only and due record in that behalf shall be maintained by the builders, transporters and NCR of Delhi.
- (xvi) 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 above said order dated 10.04.2015 passed by NGT and MOEF guidelines, 2010, the State Government, SPCB and any officer of any Department as afore-stated shall be entitled to direct stoppage of work.
12. That you shall convey the ultimate power load requirement to the HVPN Department within a month from the issuance of this letter.

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

DA/As above

(P.P. Singh)  
Senior Town Planner(HQ),  
Member Secretary

For: Chief Town Planner, (IT&M)-cum-Chairman,  
Building Plan Approval Committee,  
Town & Country Planning Department,  
Haryana, Chandigarh.

Memo No. CLU-KL-980A/JD(RM)/2021/\_\_\_\_\_ Dated:-\_\_\_\_\_

A copy is forwarded to the following for information: -

1. 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. Senior Town Planner, Panchkula.
3. Superintending Engineer (HQ) HSVP, Panchkula.
4. District Town Planner, Karnal, along with one set of building plans.
5. Director, Urban Local Bodies-cum-Fire Service, Haryana, Panchkula.
6. Nodal Officer, Website Updation.

DA/As above

(P.P. Singh)  
Senior Town Planner(HQ),  
Member Secretary

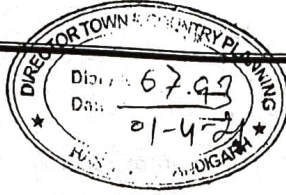
For: Chief Town Planner, (IT&M)-cum-Chairman,  
Building Plan Approval Committee,  
Town & Country Planning Department,  
Haryana, Chandigarh.





हरियाणा शहरी विकास प्राधिकरण

Haryana Shehri  
Vikas Pradhikaran



Tel : 0172-2572449  
Toll Free No. : 1800-180-3030  
Website : [www.HSVP.org.in](http://www.HSVP.org.in)  
Email : [cencrHSVP@gmail.com](mailto:cencrHSVP@gmail.com)  
Address : C-3, HSVP HQ Sector-6  
Panchkula

From

The Superintending Engineer (HQ),  
HSVP, Panchkula.

To

The Chief Town planner(IT & M) -Cum-  
Chairman Building Plan  
Approval Committee,  
O/O The Director ,  
Town and Country Planning,  
Haryana, Chandigarh.

Memo No: - SE (HQ)/EE(RS)SDM(HQ)/2021/ 56355

Dated:- 30.03.2021

SUB:-

**Approval of building plans of Warehouse (Agro based) over an area measuring 25825.57 Sqm. falling in the revenue estate of village Kutail, Tehsil Gharaunda, Distt. Karnal being developed by Sh. Rajesh S/o Sh. Satpal.**

\*\*\*\*\*

Ref:-

Kindly refer to your good office endst. No. CLU-KL-980A/JD(RM)/2021 6535 dated 17.1.2019 on the subject cited above.

The building plans of Warehouse (Agro based) set up by Sh. Rajesh S/o Sh. Satpal over an area measuring 25825.57 Sqm. in the revenue estate of village Kutail, Tehsil Gharaunda, Distt. Karnal, as received, have been checked and found OK so far as Public Health Internal Services are concerned, subject to the following comments:-

**1. WATER SUPPLY:-**

- (i) The down take system shall be provided by the firm by providing clear water storage tank of not less than half day storage of water for domestic usage on top of the building block. The capacity of the tank as shown on the plans and down takes system/ thereof is as under:-

Sr. No.	Name of Building	Capacity of Tank Tank for Dom. Use	Up Pipe In mm.	Down Pipe in mm.
1.	Warehouse-1 / (Dom)	1x3000 Ltrs.	25 mm	32/25/20mm
	Flushing	1x2000 Ltrs.	25 mm	32/25/20mm
2.	Office(Dom)	1x2000 Ltrs.	25 mm	32/25/20mm
	Flushing	1x1000 Ltrs.	25 mm	32/25/20mm
	RCC UGT (Dom)	50000 Ltrs.		

- (ii) Inlet pipe from down take to toilet shall be G.I. Class-B, ISI Marked 40/32/25/20/15mm dia shown on the plans and connection to each individual fixture shall be 15mm dia.



हरियाणा शहरी विकास प्राधिकरण

Haryana Shehri  
Vikas Pradhikaran

Tel : 0172-2572449  
Toll Free No. : 1800-180-3030  
Website : [www.HSVP.org.in](http://www.HSVP.org.in)  
Email : [cencrHSVP@gmail.com](mailto:cencrHSVP@gmail.com)  
Address : C-3, HSVP HQ Sector-6  
Panchkula

- (iii) It shall be mandatory for the firm to provide Solar Water Heating System and Solar Photovoltaic Power Plant of suitable capacity as per the notification of department of Renewable Energy, Govt. of Haryana & latest amendment made thereof from time to time. The specifications for the installation of the same should also be strictly as per their latest guidelines.

## **2. SEWERAGE :-**

- i) All sewerage line should not be less than 200mm dia S.W. Pipes.
- ii) All soil stacks shall be 100mm dia and all waste stack shall be 100mm dia.
- iii) Waste water pipe connecting FT to GT and FT to waste water stack shall be 75mm dia.
- iv) All soil pipes from W.C. to soil stack and W.C. to IC shall 100mm dia
- v) All W.C. shall be provided with high/low levels flushing cistern. It shall be mandatory for the firm to provide dual/two button or lever flush system in toilets. The capacity of flushing cistern shall be 6 liters for full discharge/3 Ltrs. for half discharge.
- vi) The firm has proposed disposal of sewage through proposed Sewage Treatment Plant. Thus, it may be made clear to the firm that the same shall be provided as per IS norms and there will be no pollution due to disposal of sewage.
- vii) The builder will not resort to manual scavenging by engaging sanitation workers for cleaning of Sewage system.

## **3. STORM WATER DRAINAGE:-**

- i) All external storm water drainage shall be provided suitable so as to dispose off rain water into external system of the Town natural creek/drain.
- ii) All rain water stacks pipes shall be 100/150mm dia pipes as shown on the plan.
- iii) It may be made clear to the firm that roof top rain harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable and shall be kept operational all the time.
- iv) The design of rain water harvesting pit, as shown on the plans, may not be treated as approved by this office.

## **4. FIRE FIGHTING:-**

It may be made clear to the firm that the appropriate provision for firefighting arrangement, as per required, NBC, ISI and up to date instruction issued by Urban Local Bodies department/ fire department Govt. of Haryana from time to time. Fire fighting safety certificate/NOC shall be obtained before undertaking any constn. The firm will be solely responsible for firefighting arrangement.





हरियाणा शहरी विकास प्राधिकरण

Haryana Shehri  
Vikas Pradhikaran

Tel : 0172-2572449  
Toll Free No. : 1800-180-3030  
Website : [www.HSVP.org.in](http://www.HSVP.org.in)  
Email : [cencrHSVP@gmail.com](mailto:cencrHSVP@gmail.com)  
Address : C-3, HSVP HQ Sector-6  
Panchkula

**5. GENERAL:-**

- i) Alternative source of electrification shall be provided by the firm for functioning of water supply, sewerage, storm water drainage scheme by providing Gen. Set of required capacity.
- ii) All Pipes, Fixture, Fittings, Pumps, Generator set and filtration plant etc. shall be conforming to relevant IS specification and ISI marked.
- iii) The firm will have to pay the proportionate cost of external development charges for water supply, sewerage, storm water drainage, roads, bridges, community building, street lighting, Horticulture etc. on gross acreage basis as and when determined by HSVP/State Govt. These charges will be modifiable as and when approved by HSVP/State Govt. and will binding upon the firm.
- iv) It may be made clear to the firm that they will be solely responsible for making connection with the master services, if provided by the State Govt. /HSVP at their cost with the prior approval of the competent authority.
- v) The correctness of the levels of the Warehouse Building will be sole responsibility of the firm for integrating the internal sewer/SWD of the Warehouse Building by gravity.

**The Implementation of instruction issued by Hon'ble NGT during the hearings held in OA No. 21 of 2014 and OA No. 95 of 2014 in the matter of Vardhman Kaushik V/s. Union of India and Ors, shall be complied with in the construction work.**

**DA/- Building Plans.**

  
Superintending Engineer(HQ),  
HSVP, Panchkula

  
30/5/21

From

Director,  
Fire Services, Haryana,  
Panchkula



Handwritten signature and date: 07-4-21

To

The Chief Town Planner-cum-  
Chairman Building Plan Approval Committee  
O/o The Director, Town and Country Planning, Haryana  
Chandigarh.

Handwritten: STP-PP, 8-4-21

Memo No. DFS/SF/2021/610/668

Dated:- 07/04/21

Subject:

**Approval of building plans of warehouse (Agro Based) over an area measuring 25825.57 Sq. mtr. falling in the revenue estate of Village Kutail, Tehsil Gharaunda, Distt. Karnal being developed by Sh. Rajesh S/o Sh. Satpal.**

Handwritten: Advt. CHS

Kindly refer to your office Endst. No- **CLU-KL-980A/JD(RM)/2021/6536** dated- **15.03.2021** on the subject cited above.

Handwritten: RK (CLU)

2.

The building plans with fire drawings in respect of subject cited building has been examined in this office from fire safety point of view (Architecture point of view) as per provision of National Building Code, 2016 Part-IV, wherein certain observations as noticed were conveyed to the firm. The firm has rectified the observations and now found in order.

In view of the above, this Office has No Objection for the approval of building plans (Architecture point of view only) subject to the following conditions:-

*"The firm shall submit a detailed Fire fighting scheme as per National Building Code of India 2016 Part-IV, within 90 days from the date of issuance of building plans approval or before start of construction, clearly showing the provisions mentioned in the National Building Code, 2016 Part-IV, with questionnaire, DBR of Fire, ventilation and electrical system etc. and get approved the same from the Director, Fire Services, Haryana, Panchkula Haryana concerned local authority as per section 15 of Haryana Fire Service Act-2009 and direction issued time to time if any".*

3.

The approval by this office doesn't absolve the firm from his responsibility from all consequences due to any deficiencies or anything remains unnoticed of the Authority. In such eventuality, the authority reserves its right to amend the Plans as and when any such infringements comes to notice after giving an opportunity of being heard and the Authority shall stand indemnified against claim on this account. The softcopy (CD, DVD etc.) of drawing is to be submitted within 7 days to this office.

Deputy Director (Tech),  
for Director, Fire Services  
Haryana, Panchkula

Handwritten signature and checkmark