

Form BR-III
(See Code 4.2(4))
Form of Sanction

Senior Town Planner,
Hisar Circle, Hisar
(Chairman, Building Plans Approval Committee
Under Panjab Scheduled Roads and Controlled
Areas Restriction of Unregulated Development Act, 1963)

To

Sh. Sajjan S/o Sh. Hari Ram, Rakhi W/o Sh. Sajjan, Viren Goyal S/o Sh. Vipin,
Aditya Guatam S/o Sh. Vinod Gautam, Priyanka Gautam W/o Sh. Aditya Gautam,
Sunita Gautam W/o Sh. Vinod Gautam, Komal Goyal W/o Sh. Sourabh Garg,
Village Quatabpur, Tehsil Hansi, District Hisar.

Memo No. STP(H)/ 1515

Dated. 04/08/2021

Sub: Approval of Building Plan for setting up Motel with Banquet Facility an area measuring 16843.70 sqm comprising Khasra no. 112//21/2/1/2min, 21/2/2min, 21/2/3/1min, 125//1/1/2, 2/1, 10/2/1, 11/1/2, 12/1/1 & 112//21/2/3/2min, 22/1/2/1/1min, 125//1/2, 10/1, 11/2, 12/1/2 and 125//9/2 in the revenue estate of village Quatabpur, Teh. Hansi, District Hisar- Through Sajjan S/o Sh. Hari Ram, Rakhi W/o Sh. Sajjan, Viren Goyal S/o Sh. Vipin, Aditya Guatam S/o Sh. Vinod Gautam, Priyanka Gautam W/o Sh. Aditya Gautam, Sunita Gautam W/o Sh. Vinod Gautam, Komal Goyal W/o Sh. Sourabh Garg.

Ref:- Your application received in this office on 19.07.2021 for permission to construct Motel with Banquet Facility over an area measuring 9884.32 sqmt. comprising kh. no. 112//21/2/1/2min, 21/2/2min, 21/2/3/1min, 125//1/1/2, 2/1, 10/2/1, 11/1/2, 12/1/1 & 112//21/2/3/2min, 22/1/2/1/1min, 125//1/2, 10/1, 11/2, 12/1/2 and 125//9/2 in the revenue estate of village Quatabpur, Teh. Hansi, District Hisar- Through Sajjan S/o Sh. Hari Ram, Rakhi W/o Sh. Sajjan, Viren Goyal S/o Sh. Vipin, Aditya Guatam S/o Sh. Vinod Gautam, Priyanka Gautam W/o Sh. Aditya Gautam, Sunita Gautam W/o Sh. Vinod Gautam, Komal Goyal W/o Sh. Sourabh Garg.

The Building Plan Approval Committee in its meeting held on 29.07.2021 has decided to accord approval of building plan for construct of aforesaid building over an area measuring 9884.32 sqmt. subject to the provisions of Respective Acts and Haryana Building Code-2017 and the conditions laid down in the agreement and change of land use permission granted vide Director, Town & Country Planning, Haryana, Chandigarh vide memo no. CLU/HR-1134A/CTP/14954/2021 dated 25.06.2021 along with special reference to the following conditions:-

1. That the plans are valid for a period of 2 years from the date of issuance of sanction, subject to validity of CLU permission.
2. That you shall ensure that parking of vehicle is done within the area earmarked for parking in the approved building plan. Parking of any vehicle outside the premises /

HP

site will amount to violation of order of Hon'ble High Court passed in CWP No. 17296 of 2011 titled as Krishan Lal Gera Vs. State of Haryana and others.

3. The structural responsibility of the construction shall be entirely of the owner and supervising Architect/ Engineer of the project.
4. All material to be used for erection of building shall conform to I.S.I. and N.B.C. standards.
5. The Owner 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.
 - a) Further, the owner shall also prepare and submit the plans in triplicate to M.C. Hansi, Clearly marked and indicating the complete fire protection arrangements and means of escape/access for the proposed building with suitable legend and standard sign.
 - b) On receipt of the above request the M.C. Hansi after satisfying himself that the entire fire protection measures proposed for the above building are as per NBC and other fire safety bye laws, would issue a NOC from fire safety and means of escape / access point of view. The clearance from the fire safety shall be submitted in this office along with a set of plans duly signed by M.C. Hansi within a period of 90 days from the date of issuance sanction of building plans.
6. No walls/ceiling shall be constructed of easily inflammable material and staircases shall be built of the fire resisting material as per standard specification.
7. No addition and alteration in the building plans/ layout plan shall be made without the prior approval of Competent Authority. Further, only figured dimensions shall be followed and in case of any variation in the plans, prior approval of Competent Authority shall be pre-requisite.
8. 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.
9. 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 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.

10. That the Department shall stand indemnified against any claim which are not approved by the Department but made by the developer / colonizer to allottee by way of brochure, advertisement and agreement for the scheme approved by the Department.
11. Before grant of occupation certificate, you shall have to submit a notice of a completion of the building in form BR-IV(A) regarding completion of works described in the plans and it shall be accompanied by:-
 - a) DPC Certificate issued by D.T.P. Hisar.
 - b) Structural stability certificate duly signed by the recognized Architect & Structural Engineer.
 - c) A clearance from Fire Safety point of view from the competent authority.
12. **As per report of SE, HSVP, Hisar bearing memo no. 130013 dated 27.07.2021, following conditions have been imposed:-**
 - a) The arrangement of potable water supply shall be made by you at your own source i.e. tubewell as per undertaking given by you. The responsibility of any kind of water born diseases shall be with you.
 - b) The septic tank shall have to be constructed minimum at a distance 25 mtr away from the building line in any direction and 60 mtr. away from water sources.
 - c) The septic tank shall be constructed as per I.S. 2470 (part-I) 1985 and exact calculation of size shall be designed as given in the manual of sewerage & sewer treatment, (latest edition) while calculation and designing the septic tank.
 - d) The owner shall make suitable arrangement for disposal of the effluent in accordance with the norms set up by Haryana State Board for prevention and control of pollution which necessary consent be obtained from the Haryana Pollution Control Board.
 - e) As no development of HSVP have been carried out near the vicinity of the said site, hence the allottee shall not claim for any services. However, in case the services are provided by HSVP, the applicant has to deposit E.D.C. charges with HSVP.
 - f) As per Haryana Govt. Notification No. 22/52/05-5-P dated 29-07-2005 on energy conservation measures. The solar water heating system and lights will be provided by the applicant at his own sources in the proposed building.
 - g) All the external services will be provided by HSVP as and when these services are available in the vicinity and no claim whatsoever will be made by the applicant in this regard.



- h) All the terms and conditions of CLU shall be applicable upon the applicant shall be got complied with by this office.
 - i) The necessary permission from the concerned authorities as applicable for setting of Rice Mill (Rice Rulers only) shall be obtained by the applicant at his own level & own cost.
 - j) As per Haryana Govt. Notification no 22/52/2005-5 Power dated 03-09-2015, the installation of Solar Power Plant of minimum 5 KW capacity or 5% of connected load whichever is higher to mandatory, the society will install the solar power plant before issue of occupation certificate.
 - k) The provision of roof top rain water harvesting system as notified by the Haryana Development Authority vide Haryana Govt. notification dated 31-10-2001.
 - l) The owner will be provided dual button cistern as per Govt. instructions.
 - m) The WC's, toilets and Urinals shall be provided/constructed by you as per NBC norms.
13. In compliance of order dated 10.04.2015 of Hon'ble National Green Tribunal in OA No. 21 of 2014 – Vardhman Kaushik V/s UOI the applicant shall comply with the following conditions :
- a. The owner of site would strictly comply with the directions contained in this order as well as the MOEF Guidelines, 2010 while raising construction.
 - b. That while raising construction builder or owner of site should strictly adhere to and comply with the directions contained in this order of Tribunal as well as MOEF guidelines, 2010 in relation to precautions required to be taken while carrying on construction.
 - c. The builder or owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including building, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
 - d. 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 their air in any form.
 - e. 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.
 - f. The dust emission from the construction site shall be completely controlled and all precautions taken in that behalf.
 - g. The vehicles carrying construction material and construction debris of any kind shall be cleaned before it is permitted to ply on the road after unloading of such material.
 - h. 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.

- i. 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.
- j. It shall be the responsibility of every building 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.
- k. Take appropriate measures and to ensure that the terms and conditions of the earlier order and these order shall strictly comply with by fixing sprinklers, creations of green air barriers.
- l. Compulsory use of wet jet in grinding and stone cutting.
- m. Wind breaking walls around construction site.
- n. All the builders who are building commercial, residential complexes which are covered under EIA Notification of 2006 shall provide green belt around the building that they construct. The authorities shall ensure that such green belt in existence prior to issuance of occupancy certificate.

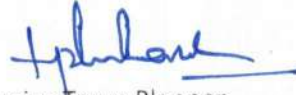
14. General:-

- a. Alternative source of electricity shall be provided by you for functioning of water supply, sewerage and storm water drainage scheme by providing Gen. Set of required capacity.
- b. All pipes, fixtures, fitting pumps, Gen. Set and filtration plant etc. shall be conforming to relevant specification and ISI marked.
- c. The rain harvesting system shall be provided as per central Ground Water Authority norms/ Haryana, Govt. Notification.
- d. At present the area of your project does not falls within the vicinity of HSVP therefore, you should make your own arrangement for services like water supply, sewerage and storm water etc.
- e. That the outer façade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
- f. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
- g. That you shall use Light Emitting Diode Lamps (LED) in the building as well as street lighting.
- h. That you shall have to implement measures to reduce dust as per the Rule notified by the Union Environment Ministry under the Environment (Protection) Act, 1986 on dust mitigation measures for handling both on-site and offsite management of construction and demolition wastes.

- i. You shall have to deposit balance amount of labour cess before getting occupation certificate. In this regard a affidavit have been given by you.

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

DA/As above



Senior Town Planner,
Hisar Circle, Hisar


(Chairman, Building Plan Approval Committee
Under Punjab Scheduled Roads and Controlled Areas
Restriction of Unregulated Development Act, 1963)

Endst. No. STP(H)/

Dated :

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

1. Director, Town and Country Planning, Haryana, Chandigarh. The applicant has deposited labour cess amount of Rs. 2161665/- in favour of Secretary, Haryana Building & Other Construction Workers Welfare Board and Rs. 21835/- in favour of Director, Town & Country Planning, Haryana, Chandigarh vide transaction No. TOWNPLAN3000042618 dated 26.06.2021 18:53:02.
2. Executive Officer, Municipal Council, Hansi.
3. The Secretary, Haryana Building and Other Construction Workers' Welfare Board, Bays No. 29-30 (Pocket II), Sector 4, Panchkula.
4. Superintending Engineer, HSVP, Hisar w.r.t. their office memo No. 130013 dated 27.07.2021.
5. District Town Planner, Hisar w.r.t. their office memo No. 2496 dated 23.07.2021.
6. Regional Officer, Haryana State Pollution Control Board, Hisar with request to monitor and ensure strict compliance of the order dated 10.04.2015 of Hon'ble National Green Tribunal being the statutory authority in this regard.



Senior Town Planner,
Hisar Circle, Hisar

(Chairman, Building Plan Approval Committee
Under Punjab Scheduled Roads and Controlled Areas
Restriction of Unregulated Development Act, 1963).

PROPOSED BUILDING PLAN FOR MOTEL WITH BANQUET FACILITY THROUGH SH. SAJJAN S/O SH. HARI RAM & OTHERS SITUATED AT VILLAGE - QUATABPUR, TEHSIL- HANSI, DISTRICT- HISAR.
(FALLING IN KHASRA NO. 112/21/2/1/2 MIN, 21/2/2 MIN, 21/2/3/1 MIN, 125/1/1/2, 2/1, 10/2/1, 11/1/2, 12/1/1, 112/21/2/3/2 MIN, 22/1/2/1/1 MIN, 125/1/2, 10/1, 11/2, 12/1/2 & 125/9/2 IN THE REVENUE ESTATE OF VILLAGE QUATABPUR, TEHSIL- HANSI, DISTRICT- HISAR.)

SCALE :- 1.00 CM. = 1.00 MT.

DRG. NO.- 1.

DETAIL OF JOINERY

D₁ = 2.00 X 2.60 M.
D₂ = 1.52 X 2.60 M.
D₃ = 1.00 X 2.60 M.
D₄ = 0.90 X 2.60 M.
D₅ = 0.75 X 2.60 M.
D₆ = 0.75 X 2.10 M.
D₇ = 1.06 X 2.60 M.
W = 4.72 X 2.37 M.
W₁ = 3.60 X 2.37 M.
W₂ = 1.36 X 2.00 M.
W₃ = 4.735 X 2.00 M.
W₄ = 3.865 X 2.00 M.
W₅ = 0.765 X 2.00 M.
RSD₁ = 5.268 X 2.60 M.
RSD₂ = 4.788 X 2.60 M.
RSD₃ = 4.735 X 2.60 M.
RSD₄ = 3.882 X 2.60 M.
RSD₅ = 3.335 X 2.60 M.
HLW = 2.40 X 1.20 M.
HLW₁ = 3.20 X 1.20 M.
PV₂ = 1.50 X 1.20 M.
PV₃ = 1.00 X 1.20 M.

OWNER (PARTNERSHIP) NAME:-

1. SH. SAHIL GOYAL S/O SH. VIPIN GOYAL
2. SH. VIREN GOYAL S/O SH. VIPIN KUMAR GOYAL
3. SMT. KOMAL GOEL W/O SH. SOURABH GARG
4. SMT. SHUBHI GUPTA W/O SH. AJAY GARG
5. SMT. RAKHI GUPTA W/O SH. SAJJAN GUPTA
6. SH. SAJJAN GUPTA S/O LT. SH. HARIRAM GUPTA
7. SH. ADITYA GAUTAM S/O SH. VINOD GAUTAM
8. SMT. SUNITA GOUTAM S/O SH. VINOD KUMAR GOUTAM
9. SMT. PRIYANKA GAUTAM S/O SH. ADITYA GAUTAM

APPLICANT SIGN.

ENGINEER

ARCHITECT

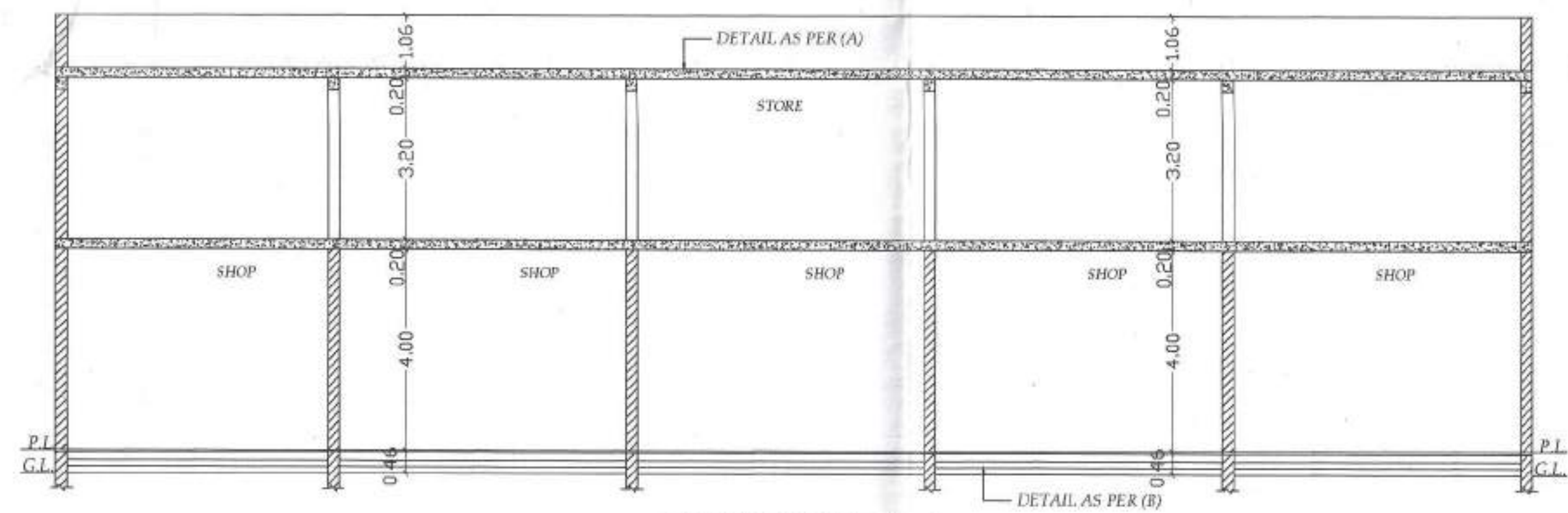
DRAWN BY:-

VIMAL KUMAR
+91 98024- 64447

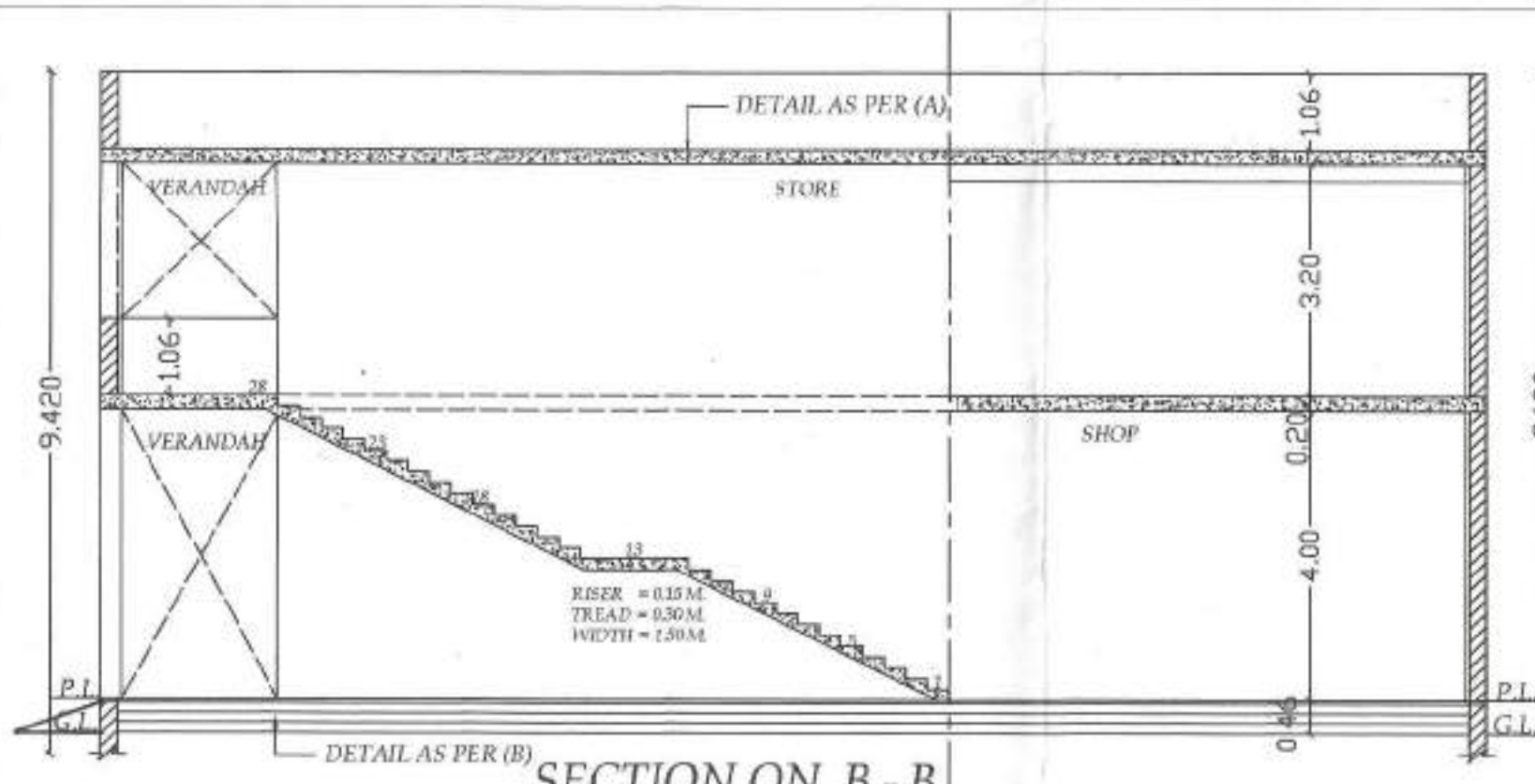
Er. Ramesh Verma
Structure/Chartered Engg.
Regd. in HUDA, M.C.
AMIE (AM181703-1)

+P2-
Senior Town Planner
Hisar Circle-cum-
Chairman Building Plan
Approval Committee

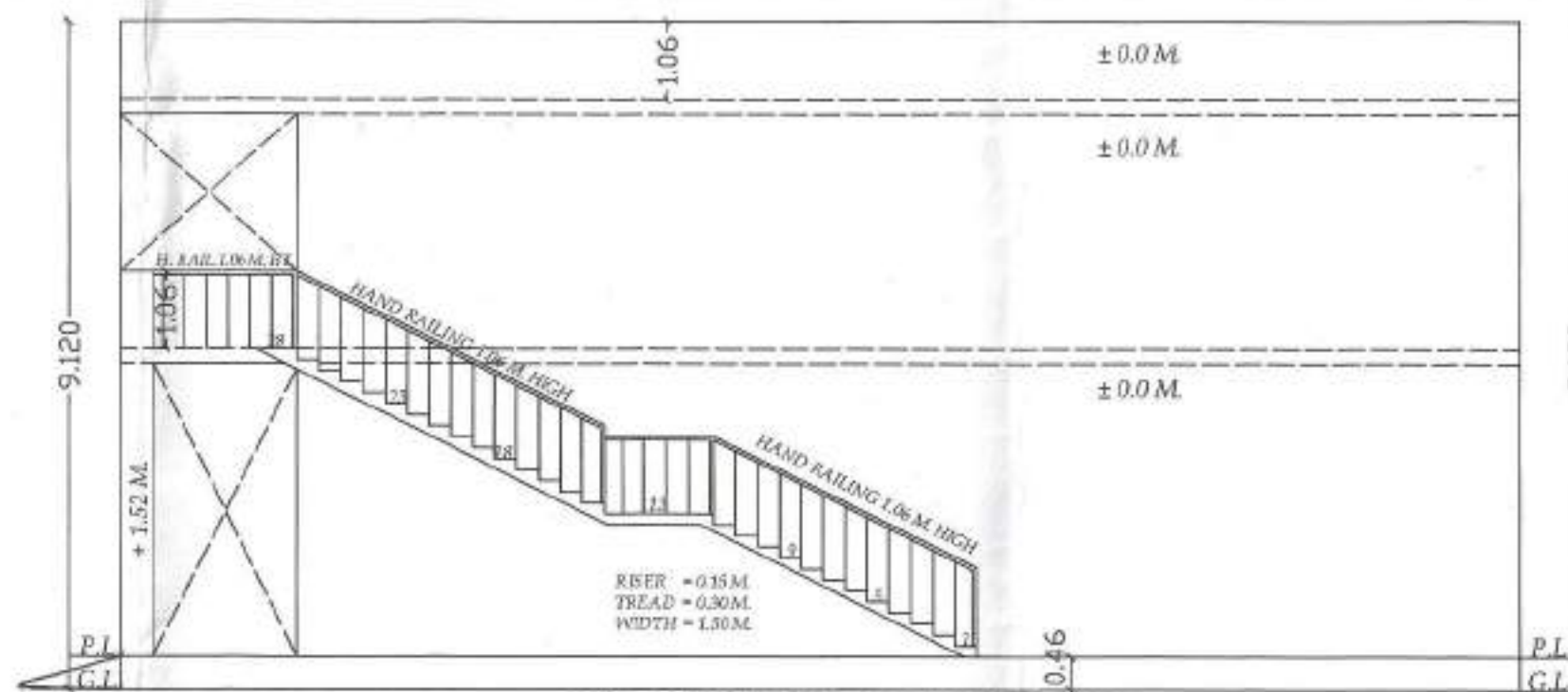
SANCTIONED
To here for sanction only
Memo No. 1515/1521 Dt. 29/08/2022
Valid upto 24/08/2023



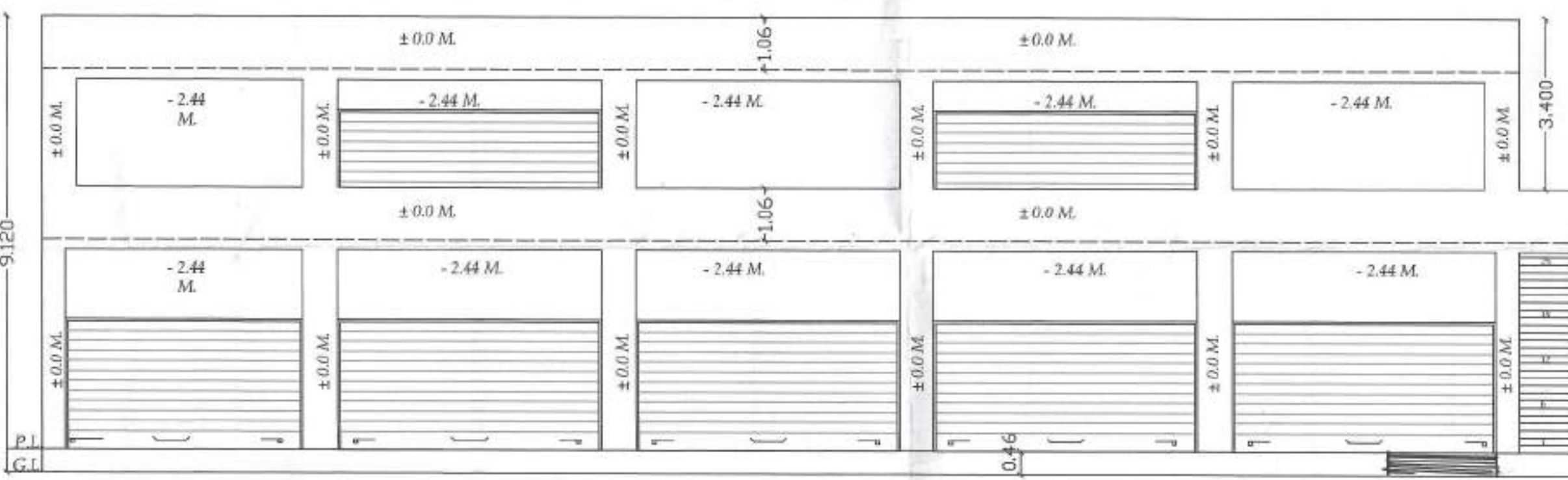
SECTION ON A - A
(BLOCK- A)



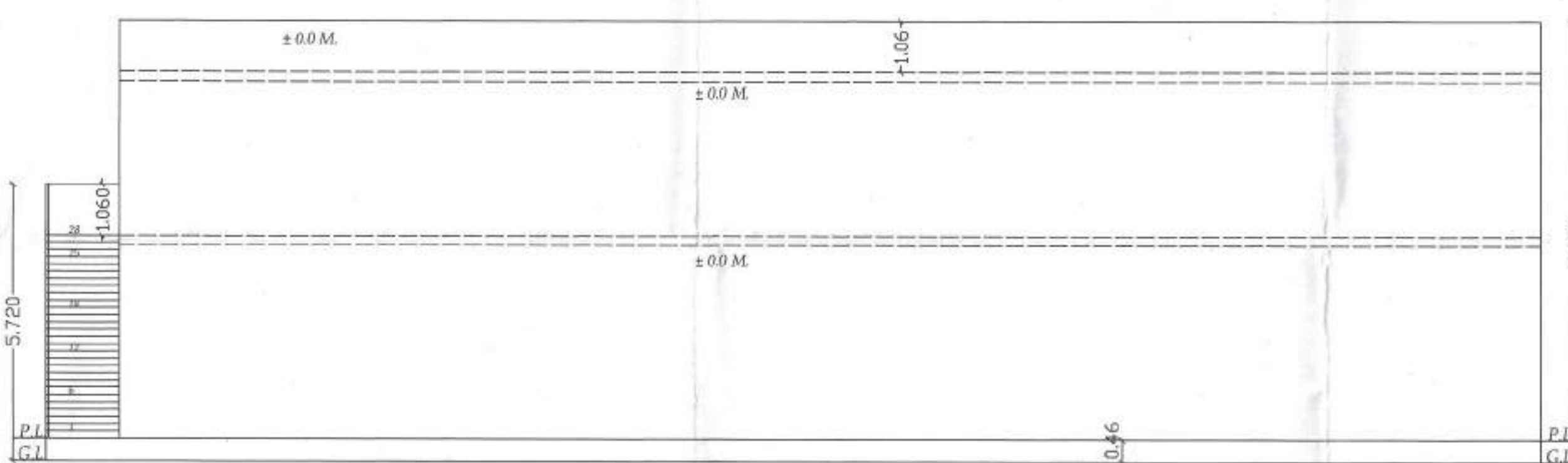
SECTION ON B - B
(BLOCK- A)



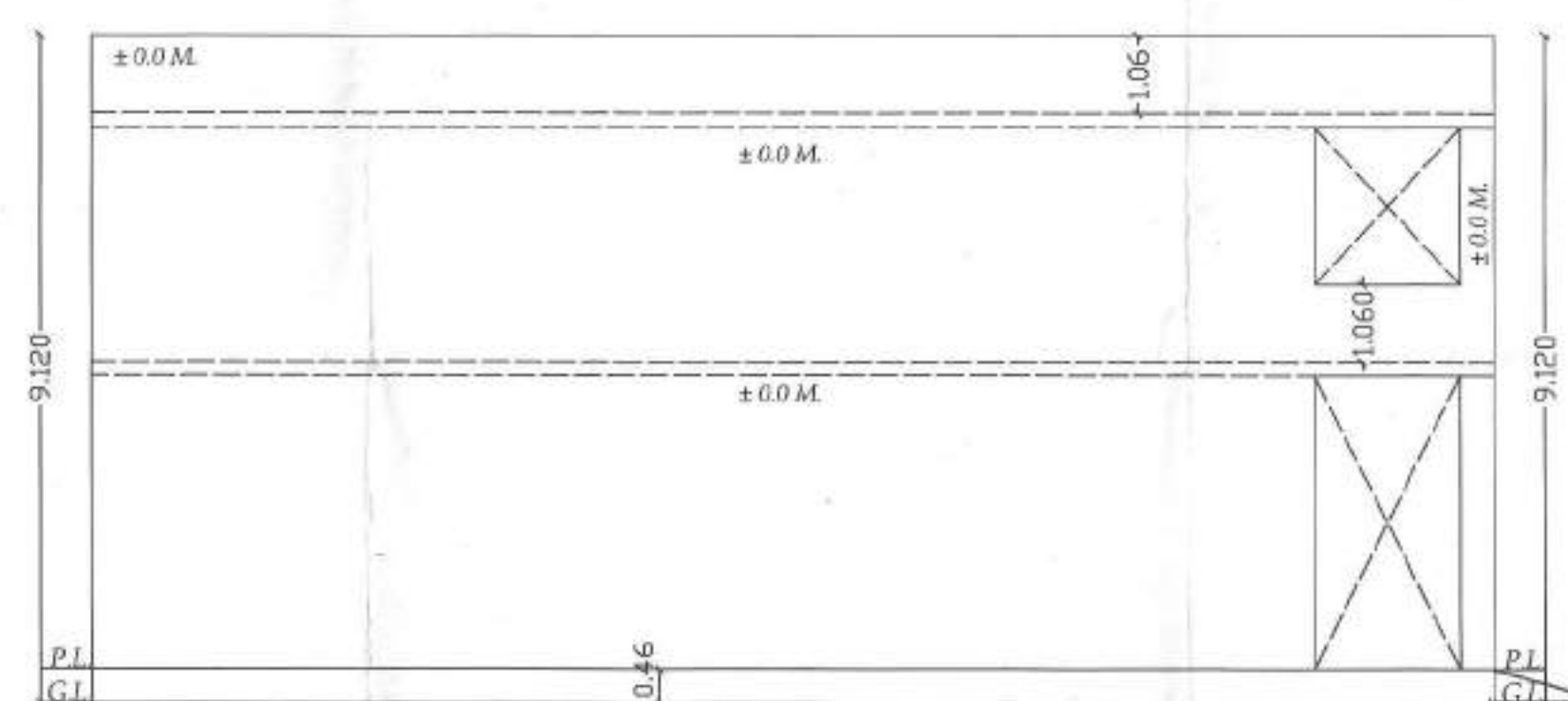
RIGHT SIDE ELEVATION
(BLOCK- A)



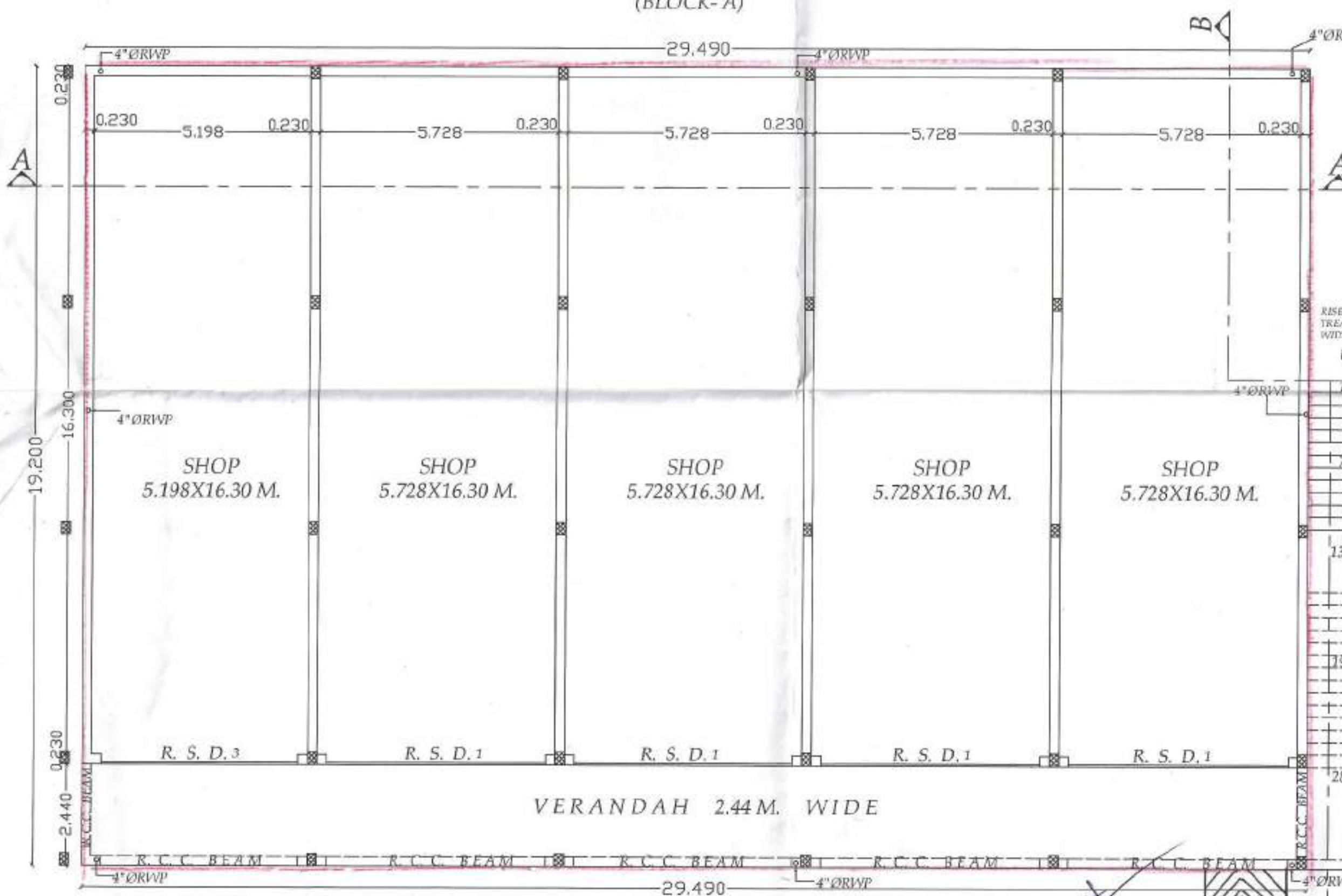
FRONT ELEVATION
(BLOCK- A)



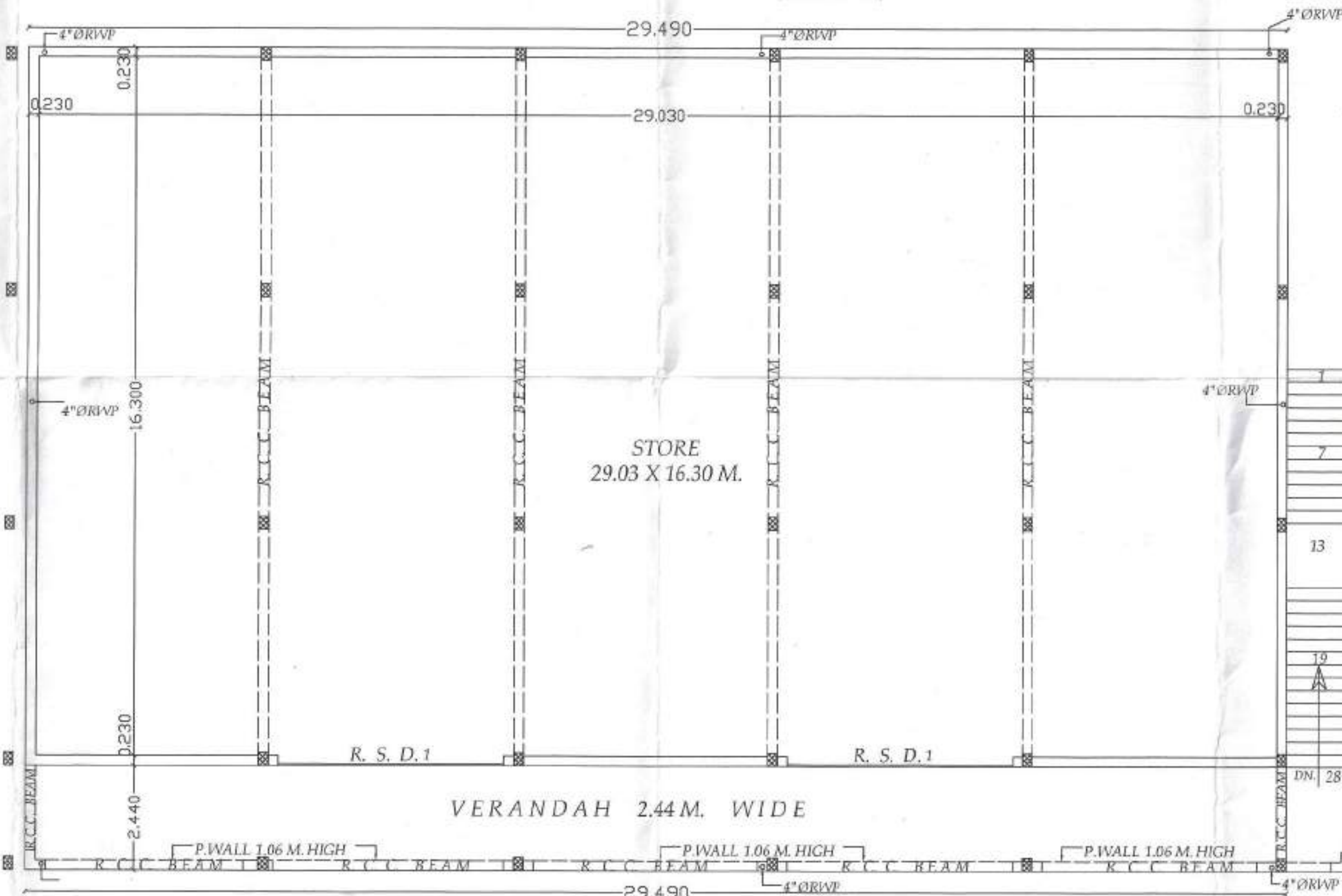
REAR ELEVATION
(BLOCK- A)



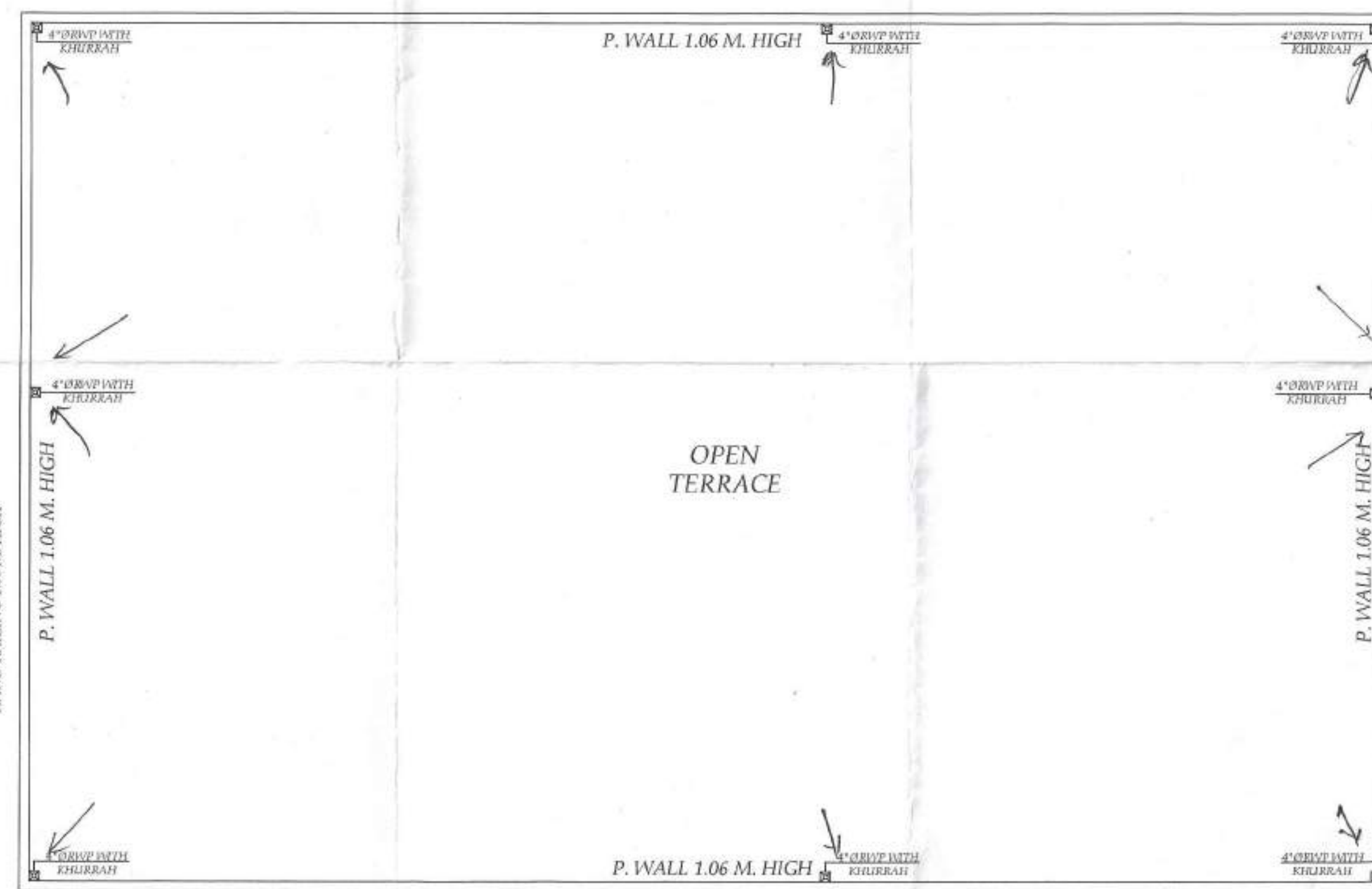
LEFT SIDE ELEVATION
(BLOCK- A)



GROUND FLOOR PLAN
(BLOCK- A)



FIRST FLOOR PLAN
(BLOCK- A)

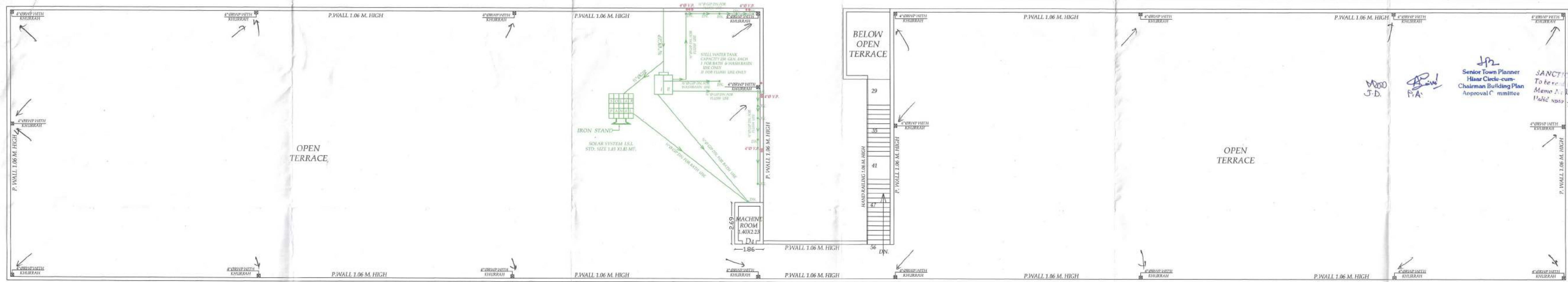


TERRACE PLAN
(BLOCK- A)

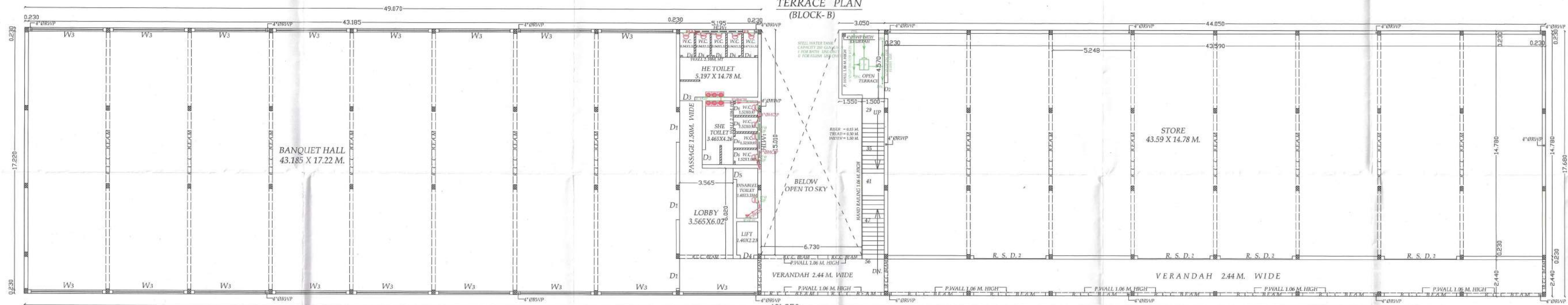
①
0.10MT. TH. R.C.C. SLAB
2COATS OF HOT BITU.
0.07MT. MUD IN SLOPE
0.03MT. TILE FLOORING

②
0.03 TH. FLOOR FINISH
0.07 TH. C.CON. 1:2:4
0.115 TH H. C.CON. 1:8:16
& SAND FILLING

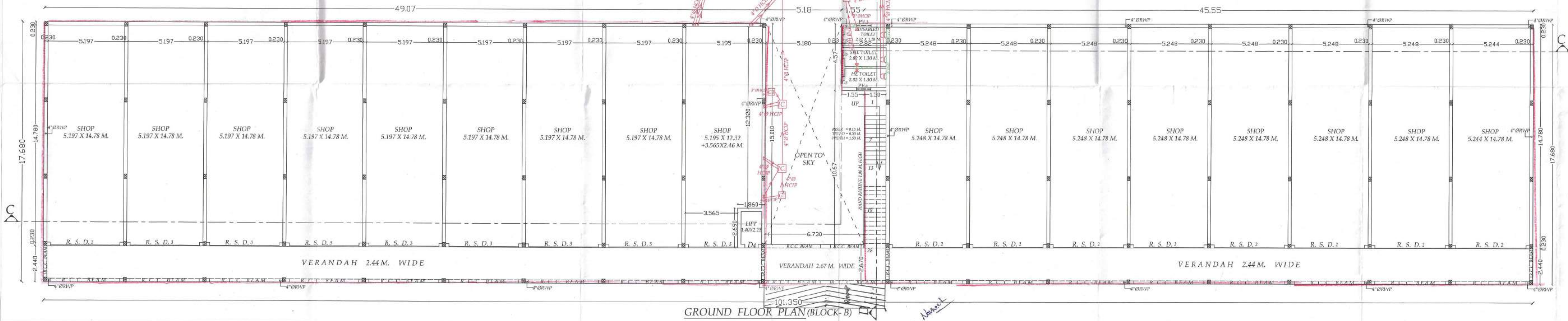
③
0.03MT. FLOOR FINISHING
0.10MT. TH. R.C.C. SLAB
0.10MT. H. CONC.
& BRICK BALLAST



TERRACE PLAN
(BLOCK-B)



FIRST FLOOR PLAN
(BLOCK-B)



GROUND FLOOR PLAN (BLOCK-B)

PROPOSED BUILDING PLAN FOR
MOTEL WITH BANQUET FACILITY
THROUGH SH. SAJJAN S/O SH. HARI
RAM & OTHERS SITUATED AT
VILLAGE- QUATABPUR, TEHSIL
- HANSI, DISTRICT - HISAR.

SCALE :- 1.00 CM. = 1.00 MT.

DRG. NO.- 2.

OWNER (PARTNERSHIP) NAME:-
1. SH. SAHIL GOYAL S/O SH. VIPIN GOYAL
2. SH. VIREN GOYAL S/O SH. VIPIN KUMAR GOYAL
3. SMT. KOMAL GOEL W/O SH. SOURABH GARG
4. SMT. SHUBH GUPTA W/O SH. AJAY GARG
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8. SMT. SUNITA GAUTAM S/O SH. VINOD KUMAR GAUTAM
9. SMT. PRIYANKA GAUTAM S/O SH. ADITYA GAUTAM

PUBLIC HEALTH NOTES
1. W.C. BLOCK ROOFS ON 1ST & 2ND FLOOR SHALL BE
SUNKEN BY 18" IN CASE OF INDIAN W.C.
2. OWNER CAN USE INDIAN & EUROPIAN W.C. AT
HIS OWN DISCRETION.
3. THE VENT PIPE SHALL BE TAKEN UP TO P. WALL
ONLY COUL WALL PROJECT & ABOVE P. WALL.
NOTE:- 1. ZONING AS PER ZONING PLAN
2. GATE & BIWALL AS PER STD. DESIGN
6" Ø HCIP SLOPE IN 1:50 GULLY SIZE = 18" X 30"
4" Ø HCIP SLOPE IN 1:90 I.C. SIZE = 18" X 18"
G.T. SIZE = 12" X 12" CISTEN CAPACITY = 80 LTRS.
1/2" Ø GIP PIPE FOR SOLAR PANEL

APPLICANT SIGN.

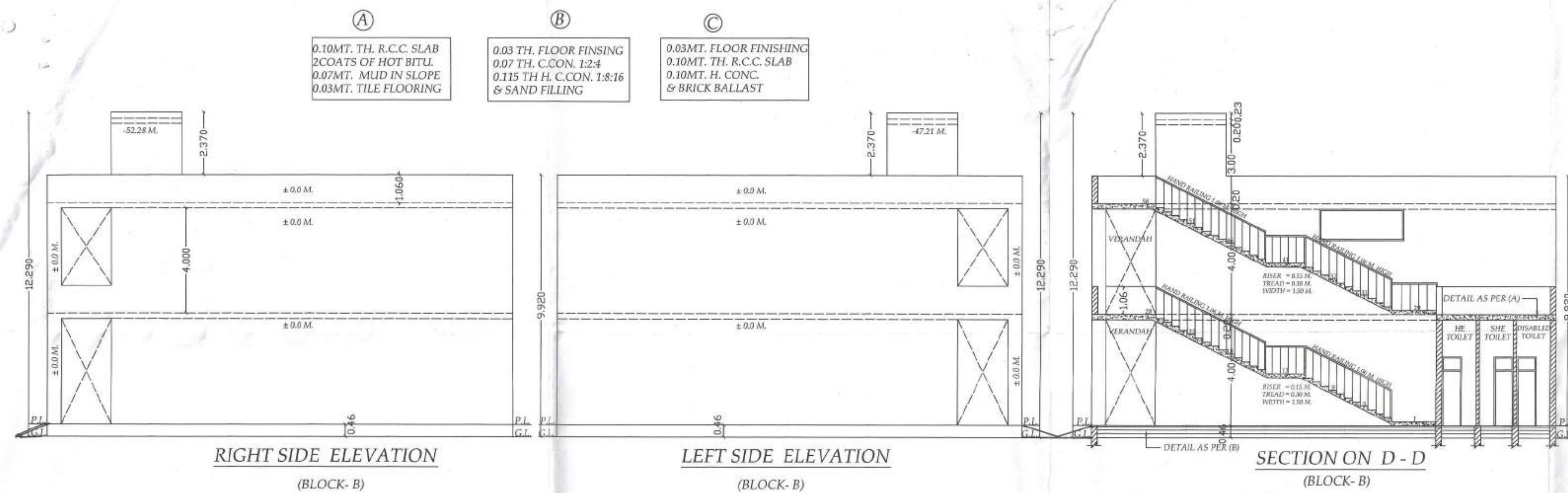
[Signature]

DRAWN BY:-

VIMAL KUMAR
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ENGINEER
Er. Ramvir Verma
Structure/Chartered Engg.
Regd. in HUDA, M.C.
AMIE (AMI 81763-1)

ARCHITECT
Ar. NAVNEET
CAV2015/71627
#84, F.F. Red Cross Market
Railway Road, HISAR



PROPOSED BUILDING PLAN FOR MOTEL WITH BANQUET FACILITY THROUGH SH. SAJJAN S/O SH. HARI RAM & OTHERS SITUATED AT VILLAGE - QUATABPUR, TEHSIL- HANSI, DISTRICT - HISAR.

(FALLING IN KHASRA NO. 112/21/2/1/2 MIN, 21/2/2 MIN, 21/2/3/1 MIN, 125/1/1/2, 2/1, 10/2/1, 11/1/2, 12/1/1, 112/21/2/3/2 MIN, 22/1/2/1/1 MIN, 125/1/1/2, 10/1, 11/2, 12/1/2 & 125/9/2 IN THE REVENUE ESTATE OF VILLAGE QUATABPUR, TEHSIL- HANSI, DISTRICT - HISAR.)

SCALE :- 1.00 CM. = 1.00 MT. DRG. NO.- 3.

OWNER (PARTNERSHIP) NAME:-

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- NOTE :- 1. ZONING AS PER ZONING PLAN 2. GATE & B.WALL AS PER STD. DESIGN
- 6" Ø HCIP. SLOPE IN 1:50 GULLY SIZE = 18" X 30"
4" Ø HCIP. SLOPE IN 1:90 I.C. SIZE = 18" X 18",
G.T. SIZE = 12" X 12" CISTEN CAPACITY = 8.0 LTRS.

APPLICANT SIGN.

Md. J.D.

P.A.

DRAWN BY:-

VIMAL KUMAR
+91 98024 - 64447

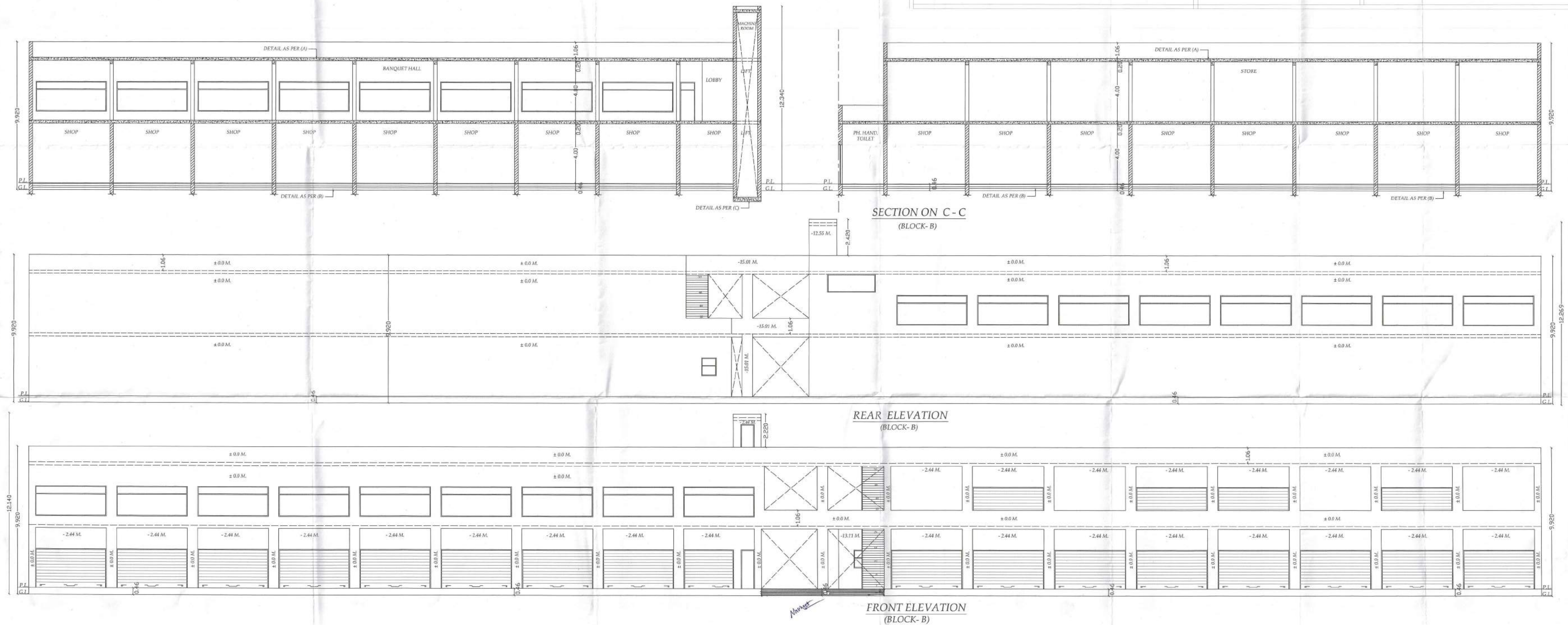
ENGINEER

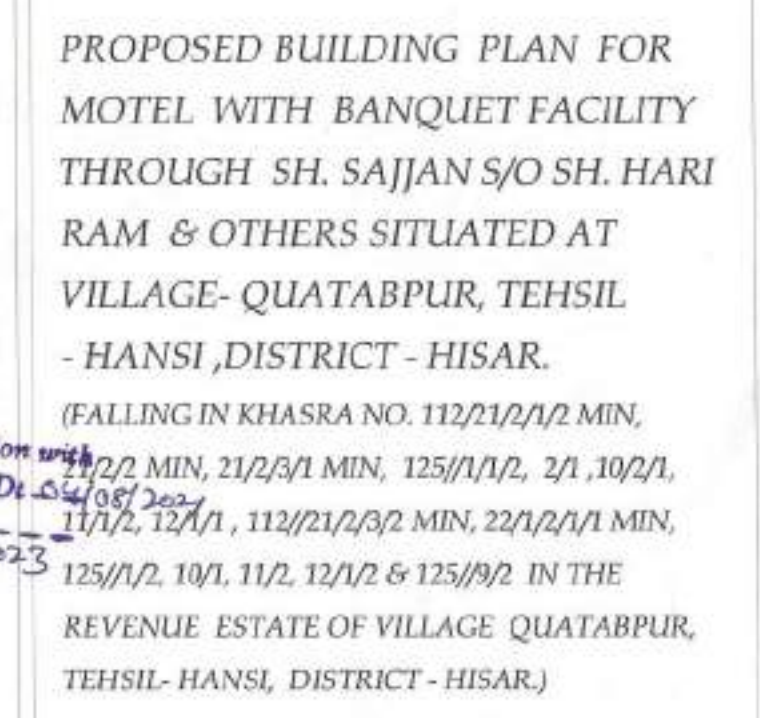
Er. Ramav Verma
Structure/Chartered Engg.
Regd. in HUDA, M.C.
AMIE (AMI 81763-1)

Sanctioned
To be used in conjunction with
Memo No. 1515 J.S.4 Dt. 04/04/2023
29/06/2023

ARCHITECT

Ar. NAVEET
CA/2015/71627
#84, F.F. Road Cross Market
Railway Road, HISAR





SCALE :- 1.00 CM. = 1.00 MT.

DRG. NO.- 4.

OWNER (PARTNERSHIP) NAME:-

1. SH. SAHIL GOYAL S/O SH. VIPIN GOYAL
2. SH. VIREN GOYAL S/O SH. VIPIN KUMAR GOYAL
3. SMT. KOMAL GOEL W/O SH. SOURABH GARG
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8. SMT. SUNITA GOUTAM S/O SH. VINOD KUMAR GOUTAM
9. SMT. PRIYANKA GAITAM S/O SH. ADITYA GAITAM



Jan 1

DRAWN BY:-

VIMAL KUMAR
+91 98024 - 64447

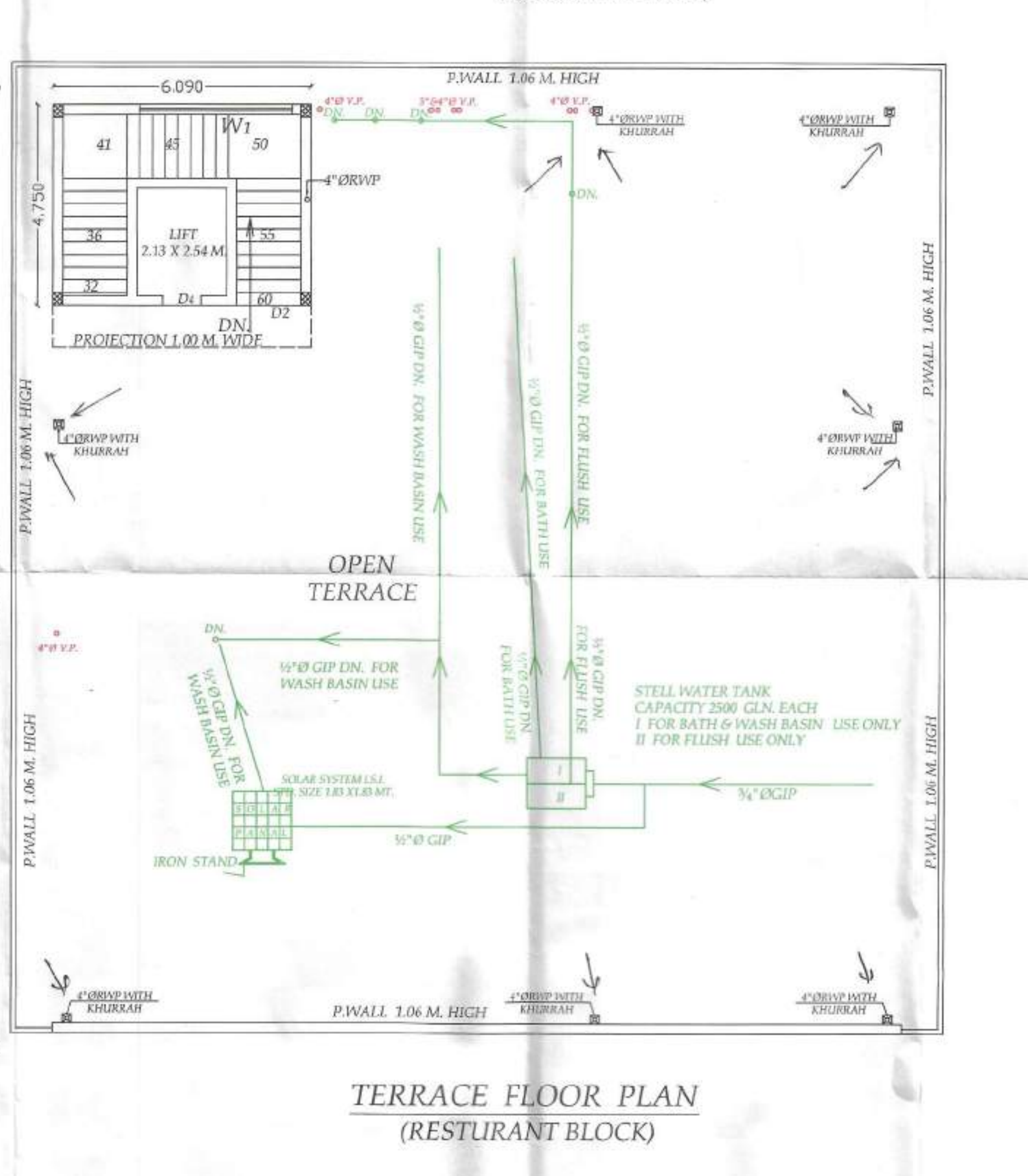
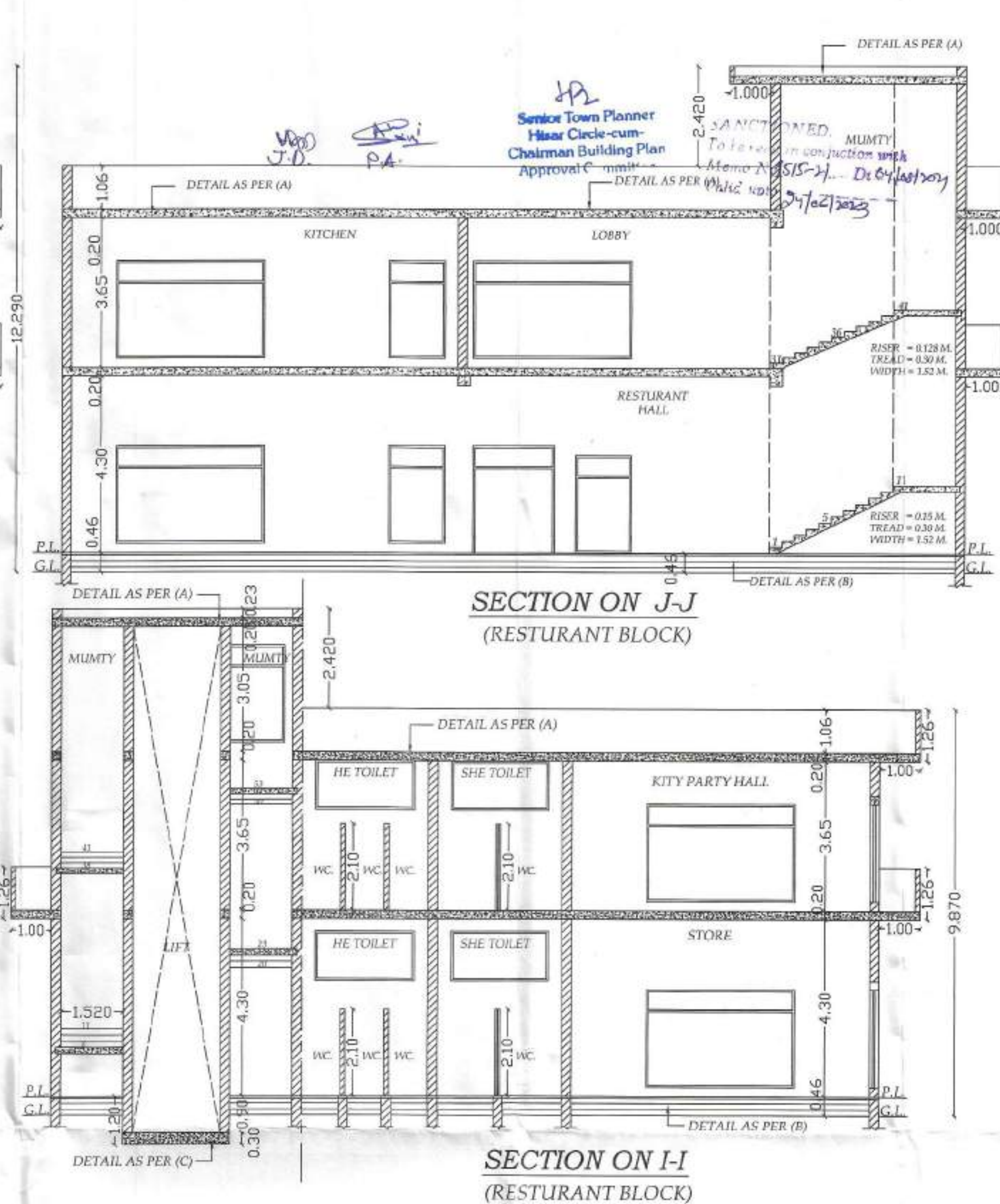
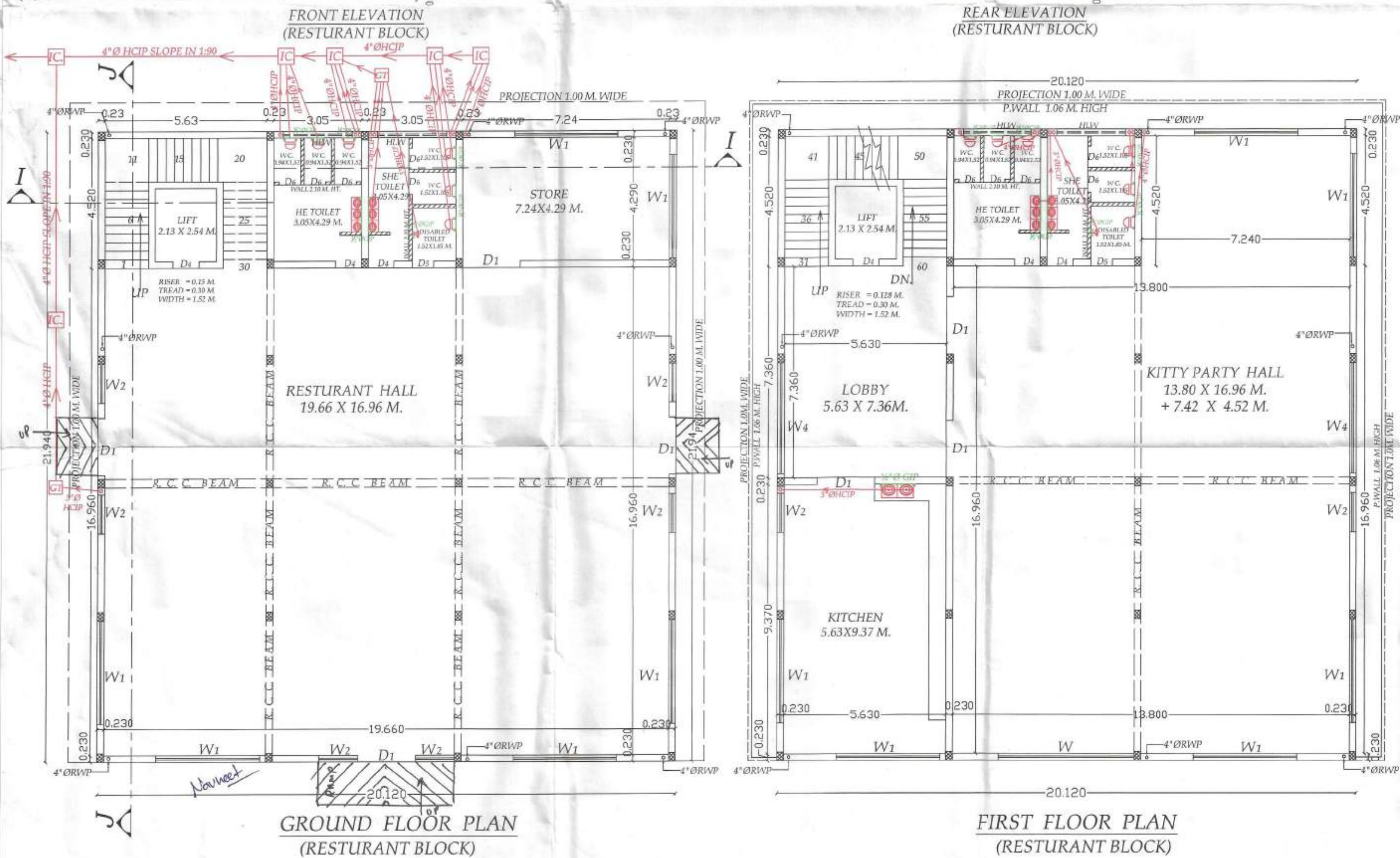
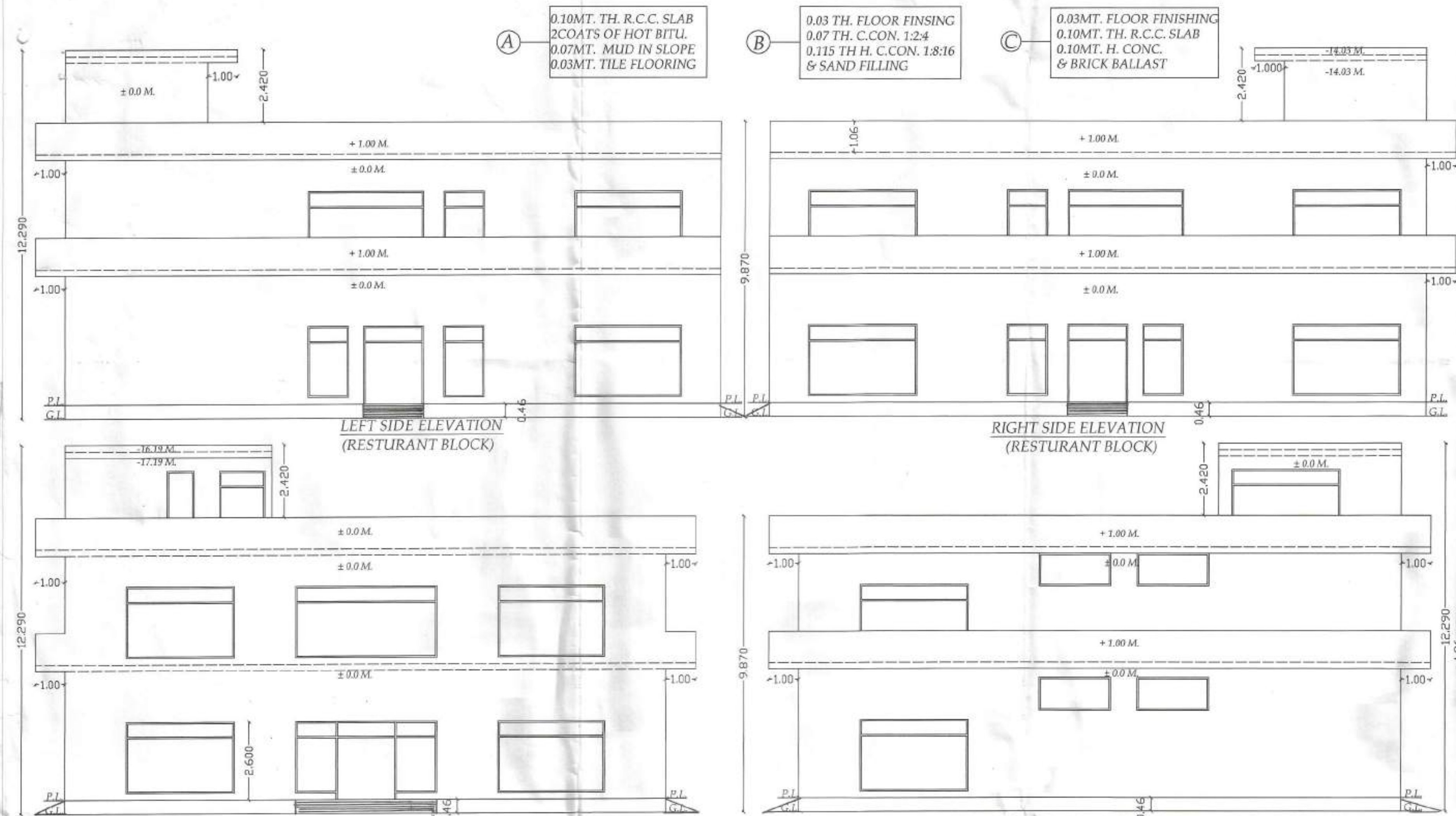
ENGINEER

Er. Ram ~~Bar~~ Verma
Structure/Chartered Engg.
Regd. in HUDA, M.C.
AMIE (AMI 81763-1)

ARCHITECT

Ar. NAVNEET
CA/2015/71627
#84, F.F., Red Cross Market
Railway Road, HISAR





PROPOSED BUILDING PLAN FOR MOTEL WITH BANQUET FACILITY THROUGH SH. SAJJAN S/O SH. HARI RAM & OTHERS SITUATED AT VILLAGE - QUATABPUR, TEHSIL- HANSI, DISTRICT - HISAR.

(FALLING IN KHASRA NO. 112/21/2/1/2 MIN, 21/2/2 MIN, 21/2/3/1 MIN, 125/1/1/2, 2/1, 10/2/1, 11/1/2, 12/1/1, 112/21/2/3/2 MIN, 22/1/2/1/1 MIN, 125/1/1/2, 10/1, 11/2, 12/1/2 & 125/1/2 IN THE REVENUE ESTATE OF VILLAGE QUATABPUR, TEHSIL- HANSI, DISTRICT - HISAR.)

SCALE :- 1.00 CM. = 1.00 MT.

DRG. NO.-6.

OWNER (PARTNERSHIP) NAME:-

1. SH. SAHIL GOYAL S/O SH. VIPIN GOYAL
2. SH. VIREN GOYAL S/O SH. VIPIN KUMAR GOYAL
3. SMT. KOMAL GOEL W/O SH. SOURABH GARG
4. SMT. SHUBHI GUPTA W/O SH. AJAY GARG
5. SMT. RAKHI GUPTA W/O SH. SAJJAN GUPTA
6. SH. SAJJAN GUPTA S/O LT. SH. HARIRAM GUPTA
7. SH. ADITYA GAUTAM S/O SH. VINOD GAUTAM
8. SMT. SUNITA GOUTAM S/O SH. VINOD KUMAR GOUTAM
9. SMT. PRIYANKA GAUTAM S/O SH. ADITYA GAUTAM

PUBLIC HEALTH NOTES

1. W.C. BLOCK ROOFS ON 1ST & 2ND FLOOR SHALL BE SUNKEN BY 18" IN CASE OF INDIAN W.C.
2. OWNER CAN USE INDIAN & EUROPIAN W.C. AT HIS OWN DISCRPTION.
3. THE VENT PIPE SHALL BE TAKEN UP TO P. WALL ONLY COUL WILL PROJECT & ABOVE P.WALL.

NOTE :-

1. ZONING AS PER ZONING PLAN
2. GATE & B.WALL AS PER STD. DESIGN

6" Ø HCIP, SLOPE IN 1:150 GULLY SIZE = 18" X 30"

4" Ø HCIP, SLOPE IN 1:90 I.C. SIZE = 18" X 18", G.T. SIZE = 12" X 12" CISTEN CAPACITY = 8.0 LTRS.

½" Ø GIP PIPE FOR SOLAR PANEL

APPLICANT SIGN.

(Signature)

DRAWN BY:-

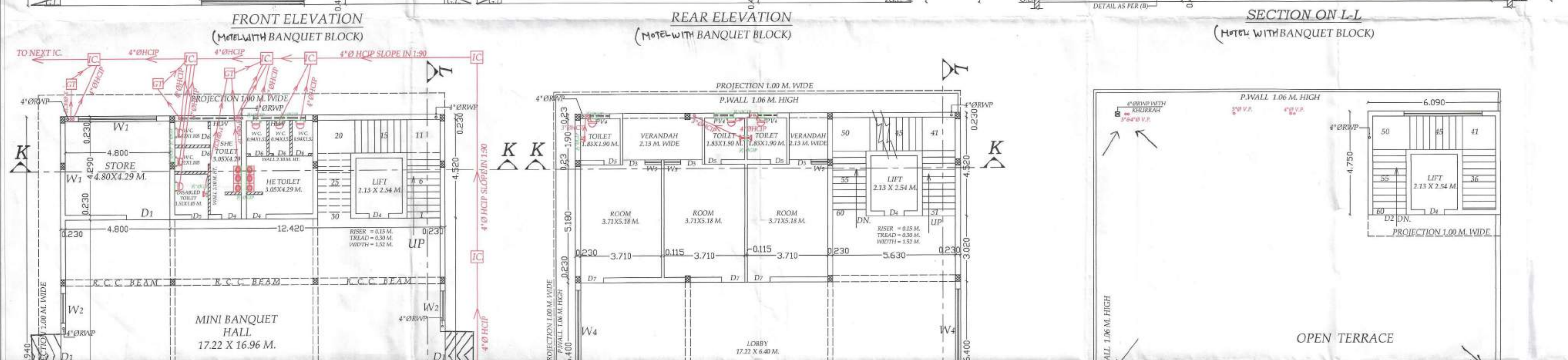
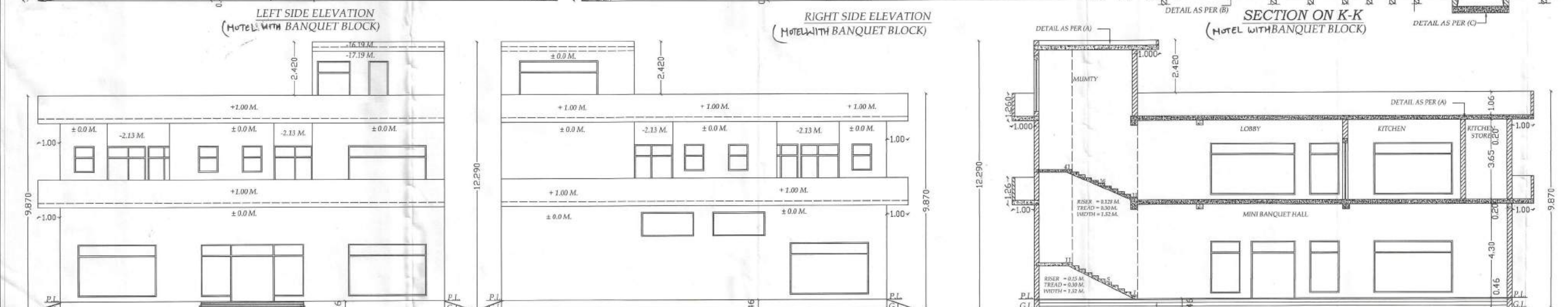
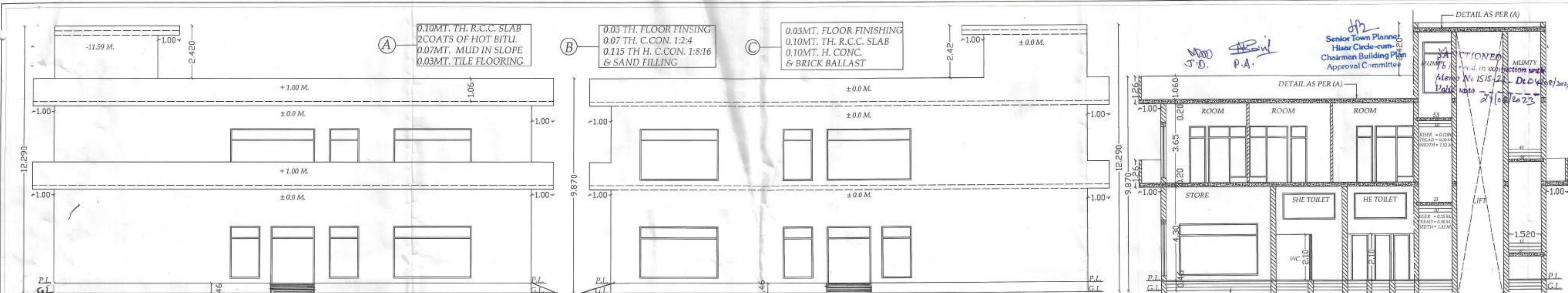
VIMAL KUMAR
+91 98024 - 64447

ENGINEER

Er. Ramendra Verma
Structure/Chartered Engg.
Regd. in HUDA, M.C.
AMIE (AMIE 81763-I)

ARCHITECT

Ar. NAVNEET
CA/2015/71027
#84, F.F. Red Cross Market
Railway Road, HISAR



PROPOSED BUILDING PLAN FOR MOTEL WITH BANQUET FACILITY THROUGH SH. SAJJAN S/O SH. HARI RAM & OTHERS SITUATED AT VILLAGE - QUATABPUR, TEHSIL- HANSI, DISTRICT - HISAR.

(FALLING IN KHASRA NO. 112/21/2/1 MIN, 21/2/2 MIN, 21/2/3/1 MIN, 125/1/1/2, 2/1, 10/2/1, 11/1/2, 12/1/1, 112/21/2/3/2 MIN, 22/1/2/1/1 MIN, 125/5/1/2, 10/1, 11/2, 12/1/2 & 125/9/2 IN THE REVENUE ESTATE OF VILLAGE QUATABPUR, TEHSIL- HANSI, DISTRICT - HISAR.)

SCALE :- 1.00 CM. = 1.00 MT.

DRG. NO.- 7.

- OWNER (PARTNERSHIP) NAME:-**
1. SH. SAHIL GOYAL S/O SH. VIPIN GOYAL
 2. SH. VIREN GOYAL S/O SH. VIPIN KUMAR GOYAL
 3. SMT. KOMAL GOEL W/O SH. SOURABH GARG
 4. SMT. SHUBHI GUPTA W/O SH. AJAY GARG
 5. SMT. RAKHI GUPTA W/O SH. SAJJAN GUPTA
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 8. SMT. SUNITA GOUTAM S/O SH. VINOD KUMAR GOUTAM
 9. SMT. PRIYANKA GAUTAM S/O SH. ADITYA GAUTAM

- PUBLIC HEALTH NOTES**
1. W.C. BLOCK ROOFS ON 1ST & 2ND. FLOOR SHALL BE SUNKEN BY 18" IN CASE OF INDIAN W.C.
 2. OWNER CAN USE INDIAN & EUROPIAN W.C. AT HIS OWN DISCRETION
 3. THE VENT PIPE SHALL BE TAKEN UP TO P. WALL. ONLY COUL WILL PROJECT & ABOVE P.WALL.
- NOTE :-
1. ZONING AS PER ZONING PLAN
 2. GATE & B.WALL AS PER STD. DESIGN
- 6"Ø HCIP. SLOPE IN 1:150 GULLY SIZE = 18" X 30"
4"Ø HCIP. SLOPE IN 1:90 I.C. SIZE = 18" X 18",
G.T. SIZE = 12" X 12" CISTEN CAPACITY = 8.0 LTRS.
1/2"Ø GIP PIPE FOR SOLAR PANEL

APPLICANT SIGN.

DRAWN BY:-

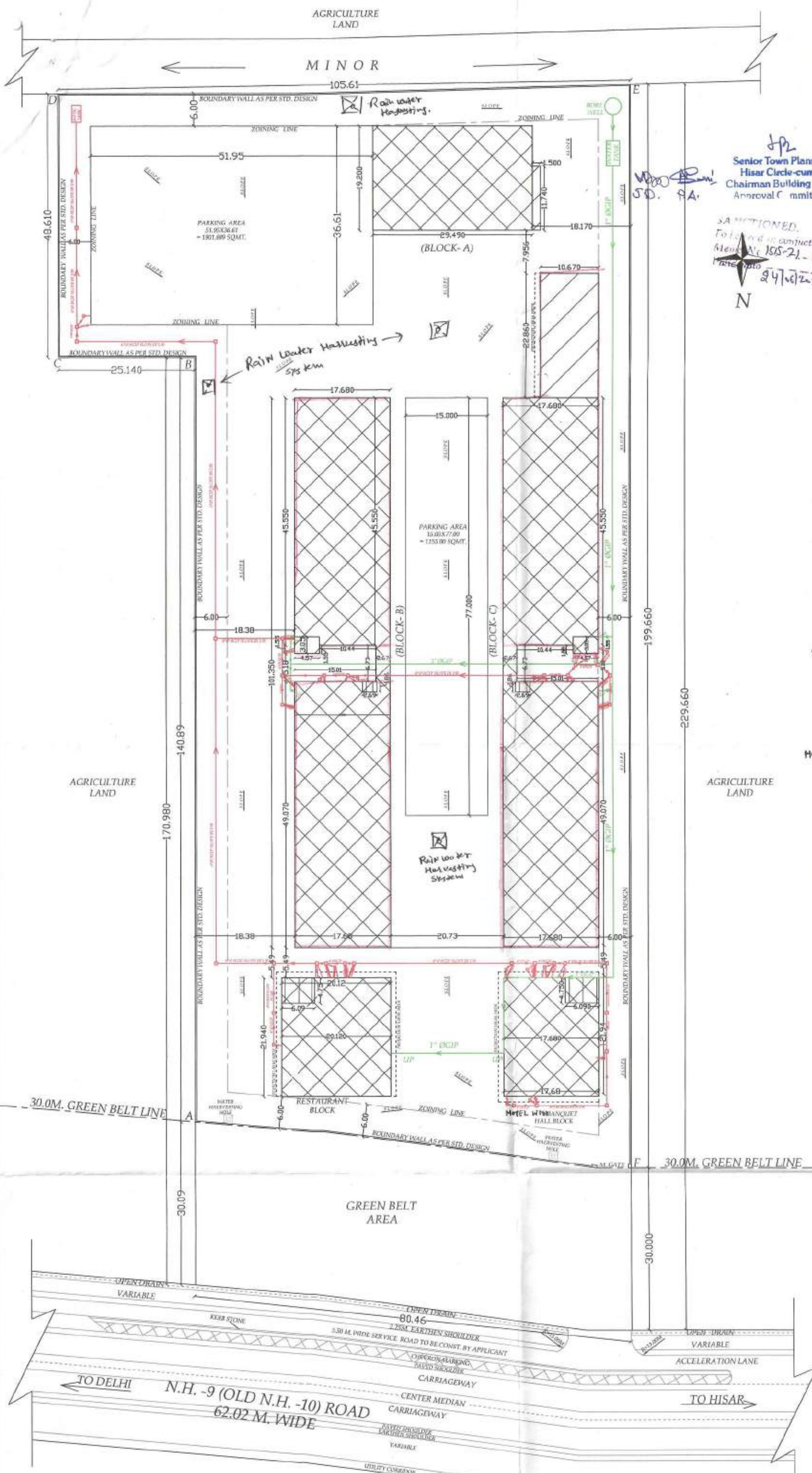
VIMAL KUMAR
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ENGINEER

Dr. Rajendra Verma
Structure/Chartered Engg.
Regd. in HUDA, M.C.
AMIE (AMT 81763-1)

ARCHITECT

Ar. NAVNEET
CA/2015/71827
#84, F.F., Red Cross Market
Railway Road, HISAR



PROPOSED BUILDING PLAN FOR MOTEL WITH BANQUET FACILITY THROUGH SH. SAJJAN S/O SH. HARI RAM & OTHERS SITUATED AT VILLAGE - QUATABPUR, TEHSIL- HANSI, DISTRICT - HISAR.

(FALLING IN KHASRA NO. 112/21/2/1/2 MIN, 21/2/2 MIN, 21/2/3/1 MIN, 125/1/1/2, 2/1, 10/2/1, 11/1/2, 12/1/1, 112/21/2/3/2 MIN, 22/1/2/1/1 MIN, 125/1/2, 10/1, 11/2, 12/1/2 & 125/1/9/2 IN THE REVENUE ESTATE OF VILLAGE QUATABPUR, TEHSIL- HANSI, DISTRICT - HISAR.)

SCALE :- 1.00 CM. = 5.00 MT.

DRG. NO.- 8.

AREA STATEMENT

TOTAL AREA OF SITE = 16843.70 SQMT.
PERMI. F.A.R. = 29476.475 SQMT. (175% OF SITE)
PERMI. COVD. AREA ON GROUND FLOOR = 5053.11 SQMT. OR 54391.67 SQFT. (30% OF SITE)
PERMI. COMMERCIAL ACTIVITY = 4421.471 SQMT. OR 47592.71 SQFT. (15% OF F.A.R.)

PROPOSED COVD. AREA ON GROUND FLOOR
BLOCK -A = 29.49 X 19.20 + 11.74 X 1.50 = 566.208 + 17.61 = 583.818 SQMT.

BLOCK -B = 17.68 X 45.55 + 4.57 X 1.55 + 2.67 X 6.73 + 17.68 X 49.07 = 805.324 + 7.083 + 17.969 + 867.557 = 1697.933 SQMT.

BLOCK -C = 10.67 X 22.86 + 17.68 X 45.55 + 4.57 X 1.55 + 2.67 X 6.73 + 17.68 X 49.07 = 243.916 + 805.324 + 7.083 + 17.969 + 867.557 = 1941.849 SQMT.

RESTAURANT BLOCK = 20.12 X 21.94 = 441.432 SQMT.
MINI BANQUET HALL BLOCK = 17.68 X 21.94 = 387.899 SQMT.

TOTAL PROP. COVD. AREA ON GROUND FLOOR = 583.818 + 1697.933 + 1941.849 + 441.432 + 387.899 = 5052.931 SQMT.

PROPOSED COVD. AREA ON FIRST FLOOR
BLOCK -A = 29.49 X 19.20 = 566.208 SQMT.

BLOCK -B = 1697.933 - (4.57 X 3.05) = 1697.933 - 13.938 = 1683.995 SQMT.
BLOCK -C = 1941.849 - (10.67 X 22.86 + 4.57 X 3.05) = 1941.849 - (243.916 + 13.938) = 1941.849 - 257.854 = 1683.995 SQMT.

RESTAURANT BLOCK = 20.12 X 21.94 = 441.432 SQMT.
HOTEL WITH BANQUET HALL BLOCK = 17.68 X 21.94 = 387.899 SQMT.

TOTAL PROP. COVD. AREA ON FIRST FLOOR = 566.208 + 1683.995 + 1683.995 + 441.432 + 387.899 = 4763.529 SQMT.

PROP. COVD. AREA ON MUMTY & MACHINE ROOM
BLOCK -B = 2.69 X 1.86 = 5.003 SQMT.

BLOCK -C = 2.69 X 1.86 = 5.003 SQMT.
RESTAURANT BLOCK = 6.09 X 4.75 = 28.927 SQMT.

HOTEL WITH BANQUET HALL BLOCK = 6.09 X 4.75 = 28.927 SQMT.
TOTAL PROP. COVD. AREA ON MUMTY & MACHINE ROOM = 5.003 + 5.003 + 28.927 + 28.927 = 67.86 SQMT.

TOTAL PROP. COVD. AREA = 5052.931 + 4763.529 + 67.86 = 9884.32 SQMT.

REQUIRED PARKING AREA = 132 ECS = 3036.00 SQMT.
(1.0 ECS FOR EVERY 75.0 SQMT. OF COVERED AREA)
PROP. PARKING AREA = 1901.889 + 1155.00 = 3056.889 SQMT.

PROPOSED COMMERCIAL ACTIVITY COVD. AREA SHOW THUS
GROUND FLOOR

BLOCK -A = 29.49 X 19.20 = 566.208 SQMT.
BLOCK -B = 17.68 X 45.55 + 17.68 X 49.07 + 4.57 X 1.55 + 2.67 X 6.73 = 805.324 + 867.557 + 7.083 + 17.969 = 1697.933 SQMT.

BLOCK -C = 10.67 X 22.86 + 17.68 X 45.55 + 17.68 X 49.07 + 4.57 X 1.55 + 2.67 X 6.73 = 243.916 + 805.324 + 867.557 + 7.083 + 17.969 = 1941.849 SQMT.

COMMERCIAL ACTIVITY COVD. AREA = 566.208 + 1697.933 + 1941.849 = 4105.990 SQMT.

(ALL READY COUNTING IN TOTAL PROP. COVD. AREA)

1. FIRE FIGHTING EQUIPMENT WILL BE PROVIDED BY OWNER OF IST. STANDARD.
 2. SOLAR SYSTEM WILL BE PROVIDED BY OWNER OF IST. STANDARD.
 3. OWNER SHALL BE USE ONLY COMPACT FLUORESCENT LAMP (C.F.L.) FITTING FOR INTERNAL LIGHTING AS WELL AS CAMPS LIGHTING
- NOTE -> PROVISION TO PROVIDED FACILITIES FOR INSTALLATION OF ROOF TOP RAIN WATER HARVESTING AS INSTALLATUON BY HUDA WIDE NO. AUTH.2000/29449 DATED 31/10/2009

APPLICANT SIGN.

DRAWN BY-

VIMAL KUMAR
MOB.-98024-64447

EARTH QUAKE SEFETY CERTIFICATE

IT IS CERTIFIED THAT THE DESIGN OF THIS BUILDING HAS BEEN EXAMIND AND THE DESIGN OF THE STRUCTURE IS SAFE AGAINST THE EARTH QUAKE. THE DESIGN IN THE BUILDING PLAN WILL GIVE EARTH QUAKE RESISTANT BUILDING.

Er. Ramesh Verma
Structure Chartered Engg.
Regd. in HUDA, M.C.
AMIE (AMI 81763-1)

ENGINEER

ARCHITECT

Ar. NAVNEET
CA/2015/71627
#84, F.F., Red Cross Market
Railway Road, HISAR

OWNER (PARTNERSHIP) NAME:-

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SITE PLAN



HARAYANA STATE POLLUTION CONTROL BOARD
PERFORMA FOR OBTAINING NO OBJECTION CERTIFICATE(N.O.C)
(For Status you may visit Website of the Board- hspcb.gov.in)



Industry ID: 21HIS610825
Application No: 17803987
Application Date: 11-11-2021
Application Form Updated on: 15-11-2021

PART-A

1. NAME AND ADDRESS OF THE PROMOTER/INDUSTRIAL UNDERTAKING (BLOCK LETTERS)

Name of Industrial undertaking : Shyam Enterprises NH 10
Village Quatabpur, Tehsil Hansi, District
Hisar
HISAR

Name of the promoter/ MD/Managing Partner with surname first

S.No.	Name	Designation	Residential Address	Email Id	Mobile Number	Owner Type
1	Sajjan Gupta	Managing Director	Hisar	reachtoeco@gmail.com	9671701700	Private

- 2. Address for communication** : Village Quatabpur, Tehsil Hansi, District
Hisar , Hisar, Haryana, 125005
- Telephone** : 01662-123455
- Fax No.** : -
- Pin Code** : 125005
- Email Address** : reachtoeco@gmail.com
- 3. Constitution of the firm/ company** : Partnership Firm
- 4. Location** : Village Quatabpur, Tehsil Hansi, District
Hisar
- Place/Town** :
- District** : HISAR
- State** : Haryana
- 5. Main items of manufacture/activity**

Sr. No.	Name of the Product produced/to be produced		Quantity of Products produced/to be produced.			
			Licensed production capacity	Installed Production Capacity	Avg. Actual Production	Average Actual production for which the consent is sought
1	No. of Visitor to Shopping Complex and restaurent	Numbers/ Day	1000	1000	1000	1000

6. Investment in fixed assets(Rs. In Lakhs)

(a) Land	:	100.0
(b) Building	:	190.0
(c) Plant and Machinery	:	0.0
(d) Other fixed assets	:	0.0
Total	:	290.0

7. Power requirements(KW) : 350

8. Proposed Employment : 2

9. Estimated date of commencement of production : 01/04/2022

HARYANA STATE



PART-B

1. DETAILS OF PRODUCTION AND PROCESS

1.1 (i) list the main products which are proposed to be produced

Sr. No.	Name of the Product produced/to be produced		Quantity of Products produced/to be produced.			
			Licensed production capacity	Installed Production Capacity	Avg. Actual Production	Average Actual production for which the consent is sought
1	No. of Visitor to Shopping Complex and restaurent	Numbers/ Day	1000	1000	1000	1000

1.2 List all raw materials with the daily consumption at full production capacity

	Name of the Raw-material/Chemicals used/to be used	Quantity of the Raw-material/Chemicals used/being used	Unit
1	NA		Metric Tonnes/Day

2. Manufacturing Proceses involved : Not Applicable

3. No. of person likely to work in unit : 2

4. Location

4.1 Where is it proposed to locate the unit(Indl Area or otherwise) : Otherwise

4.2 If the site is situated in notified industrial estate :

a) Whether effluent collection,treatment & disposal system has been provided by the authority : NO

b) Will the applicant utilize the system,if provided : NO

c) if not provided,details of proposed arrangement for the treatment of effluent : Own Sewage Treatment Plant

4.3 If not located in Industrial Area then give identification of nearest Residential Area(such as village,town etc. : Village Quatabpur

4.4 Total Plot Area,Built up area and area available for the use of treated sewage/trade effluent : Total Land Area - 19273, Buildup Area - 9884.32

4.5 Area proposed to be developed : 0

4.6 If the site located near river bank/other water bodies:indicate the name and distance of the body

Name of Surrounding	Distance(in meters)	Description
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4.7 Does the location satisfy the requirements : NO-
under Relevant Central/State Govt.
notifications on ecologically fragile area
etc.,if so give details?

4.8 Month and year of proposed commissioning : 01/04/2022
of the unit

5. **Average daily quantities of water to be consumed(inKl/d)**

Sr. No.	Source Type	Source Name	Quantity (KLD)
1	Ground Water (outside premises)	Outside Vendor	40.0

Sr. No.	Water Consumed For	Quantity(KLD)
1	Sanitation/Domestic/Horticulture	30.0
2	Process and wash	10.0

6. **WASTE WATER DISCHARGES(in kl/d)**

6.1 Waste water discharge per day from

Sr. No.	Source Name	Quantity (KLD)
-----NIL-----		

7. **Proposed effluent Treatment scheme**

Sr. No.	Use	Effluent Generation(KLD)	Treatment Arrangement Status	Treatment Details
1	Domestic Effluent	25.0	Proposed	STP

8. **Stack/Source of emission**

Sr. No.	Stack Attached	Height of above ground level (in mts.)	Height above top of building (in mts.)	Internal diameter in (mts.)
1	NA	0	0	0

9. **Proposed Air Pollution Control System**
Give information on type and add detailed specifications

Air pollution control system name	Status	Detail specification
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10. **D.G Set Details**

Sr. No.	Capacity of D.G. set in(KVA)	Quantity of Fuel used/to be used (in Lts./day)	Ht. of Stack provided/to be provided above roof level(in mts.)	Whether canopy/acoustic enclosure provided/ to be provided(please define clearly)
1	250	50	3	Yes

11. **Proposed method of handling and disposal of waste trapped by pollution arresting equipment/hazardous waste**

12. Declaration about awareness of the prescribed standards :-

a. That I am aware of the provisions of the Water Act, 1974, Air Act, 1981 & Hazardous Waste Management Rules, 2008 and standards/norms prescribed for discharge of pollutants under EPA Rules, 1986.

b. That we shall comply with all the provisions of Water Act, 1974, Air Act, 1981 & Hazardous Waste Management Rules, 2008 and standards/norms prescribed for discharge of pollutants under EPA Rules, 1986 after commissioning of our unit.

c. That the work for construction and installation of pollution control measures will be done side by side while doing the construction and installation of the main plant of the unit and will not start the production without installing proper and adequate pollution control measure as per scheme enclosed and without obtaining prior consent to operate from the Board.

d. In Case of any of the non-compliance by the unit, the Board will be at liberty to forfeit the performance security deposited along with the security case.

PLACE: Haryana

SIGNATURE:

DATE: 15/11/2021

NAME: Sajjan Gupta

DESIGNATION: Partner

ADDRESS: Village Quatabpur, Tehsil Hansi, District Hisar

DOCUMENTS ENCLOSED:

1. Page of MOA / partnership Deed / Trust Deed having the names of Directors/Partners.
2. Copy of resolution of Board / power of attorney.
3. Declaration for auto renewal of CTE on prescribed performance.
4. Lease deed/ Rent Agreement / Collaboration deed.
5. Change of land use/NOC certificate from the Town & Country Planning Department/Permission from respective Municipal Authority in case unit is situated in M.C. area.
6. Proof of receipt of application submitted to the Forest Department for clearance / permission /NOC from Forest Department.
7. Copy of balance sheet duly attested by CA/CA certificate w.r.t. capital investment cost for the preceding year. (capital investment cost should include the original cost of land building, plant & machinery without depreciation but with upto date additions. The cost of land and building should be included in the capital investment cost even if, it is on lease/rent/mortgage)
8. Fard Jamabandi or Intkal whichever is applicable / Allotment letter.
9. Manufacturing Process and Process flow chart

**** This is System Generated Form Signature not Required ****



HARYANA STATE POLLUTION CONTROL BOARD



Bays B-7-8, Near Vishwas Sr.Sec. School, E-II, Hisar
Ph. 01662-250891(O) Email:- hspcbrohr@gmail.com

Website: www.hrocmms.nic.in E-Mail - hspcbho@gmail.com

Telephone No.: 0172-2577870-73

No. HSPCB/Consent/ : 313122621HISCTE17803987

Dated:24/11/2021

To.

M/s : Shyam Enterprises NH 10
Village Quatabpur, Tehsil Hansi, District Hisar
HISAR
125033

Sub. : Grant of consent to Establish to M/s Shyam Enterprises NH 10

Please refer to your application no. 17803987 received on dated 2021-11-11 in regional office Hissar.

With reference to your above application for consent to establish,M/s Shyam Enterprises NH 10 is here by granted consent as per following specification/Terms and conditions.

Consent Under	AIR/WATER
Period of consent	24/11/2021 - 23/11/2026
Industry Type	Hotels (< 3 star) or hotels having > 20 rooms and less than 100 rooms having quantity of waste water discharge less than 100 KLD
Category	ORANGE
Investment(In Lakh)	290.0
Total Land Area (Sq. meter)	19273.0
Total Builtup Area (Sq. meter)	9884.32
Quantity of effluent	
1. Trade	0.0 KL/Day
2. Domestic	25.0 KL/Day
Number of outlets	1.0
Mode of discharge	
1. Domestic	Reused after treating with STP
2. Trade	
Permissible Domestic Effluent Parameters	
1. BOD	20 mg/l
2. COD	100 mg/l
3. TSS	100 mg/l
Permissible Trade Effluent Parameters	
1. NA	mg/l
Number of stacks	1

Height of stack	
1. NA	
Permissible Emission parameters	
1. NA	
Capacity of boiler	
1. NA	Ton/hr
Type of Furnace	
1. NA	
Type of Fuel	
1. NA	KL/day

Regional Officer, Hissar
Haryana State Pollution Control Board.

Terms and conditions

1. The industry has declared that the quantity of effluent shall be 25 KL/Day i.e 0KL/Day for Trade Effluent, 0 KL/Day for Cooling, 25 KL/Day for Domestic and the same should not exceed .
2. The above 'Consent to Establish' is valid for 60 months from the date of its issue to be extended for another one year at the discretion of the Board or till the time the unit starts its trial production whichever is earlier. The unit will have to set up the plant and obtain consent during this period.
3. The officer/official of the Board shall have the right to access and inspection of the industry in connection with the various processes and the treatment facilities being provided simultaneously with the construction of building/machinery. The effluent should conform the effluent standards as applicable
4. That necessary arrangement shall be made by the industry for the control of Air Pollution before commissioning the plant. The emitted pollutants will meet the emission and other standards as laid/will be prescribed by the Board from time to time.
5. The applicant will obtain consent under section 25/26 of the Water (Prevention & Control of Pollution) Act, 1974 and under section 21/22 of the Air (Prevention & Control of Pollution) Act, 1981 as amended to-date-even before starting trial production
6. The above Consent to Establish is further subject to the conditions that the unit complies with all the laws/rules/decisions and competent directions of the Board/Government and its functionaries in all respects before commissioning of the operation and during its actual working strictly.
7. No in-process or post-process objectionable emission or the effluent will be allowed, if the scheme furnished by the unit turns out to be defective in any actual experience
8. The Electricity Department will give only temporary connection and permanent connection to the unit will be given after verifying the consent granted by the Board, both under Water Act and Air Act.
9. Unit will raise the stack height of DG Set/Boiler as per Board's norms.
10. Unit will maintain proper logbook of Water meter/sub meter before/after commissioning.

11. That in the case of an industry or any other process the activity is located in an area approved and that in case the activity is sited in an residential or institutional or commercial or agricultural area, the necessary permission for siting such industry and process in an residential or institutional or commercial or agricultural area or controlled area under Town and Country Planning laws CLU or Municipal laws has to be obtained from the competent Authority in law permitting this deviation and be submitted in original with the request for consent to operate.
12. That there is no discharge directly or indirectly from the unit or the process into any interstate river or Yamuna River or River Ghaggar.
13. That the industry or the unit concerned is not sited within any prohibited distances according to the Environmental Laws and Rules, Notification, Orders and Policies of Central Pollution control Board and Haryana State Pollution Control Board.
14. That of the unit is discharging its sewage or trade effluent into the public sewer meant to receive trade effluent from industries etc. then the permission of the Competent Authority owing and operating such public sewer giving permission letter to his unit shall be submitted at time of consent to operate.
15. That if at any time, there is adverse report from any adjoining neighbor or any other aggrieved party or Municipal Committee or Zila Parishad or any other public body against the unit's pollution; the Consent to Establish so granted shall be revoked.
16. That all the financial dues required under the rules and policies of the Board have been deposited in full by the unit for this Consent to Establish.
17. In case of change of name from previous Consent to Establish granted, fresh Consent to Establish fee shall be levied.
18. Industry should adopt water conservation measures to ensure minimum consumption of water in their Process. Ground water based proposals of new industries should get clearance from Central Ground Water Authority for scientific development of previous resource.
19. That the unit will take all other clearances from concerned agencies, whenever required.
20. That the unit will not change its process without the prior permission of the Board.
21. That the Consent to Establish so granted will be invalid, if the unit falls in Aravali Area or non conforming area.
22. That the unit will comply with the Hazardous Waste Management Rules and will also make the non-leachate pit for storage of Hazardous waste and will undertake not to dispose off the same except for pit in their own premises or with the authorized disposal authority.
23. That the unit will submit an undertaking that it will comply with all the specific and general conditions as imposed in the above Consent to Establish within 30 days failing which Consent to Establish will be revoked.
24. That unit will obtain EIA from MoEF, if required at any stage.
25. In case of unit does not comply with the above conditions within the stipulated period, Consent to Establish will be revoked.
26. That unit will obtain consent to operate from the board before the start of product activity.

Specific Conditions

Other Conditions :

- 1. The unit will obtain the CTO before starting the operation.**
- 2. That the unit shall comply with all the Norms and Rules as prescribed in the Acts.**

Regional Officer, Hissar
Haryana State Pollution Control Board.

