

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.

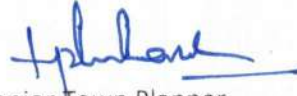
14. General:-

- 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

RSD.1 = 5.268 X 2.60 M.
RSD.2 = 4.788 X 2.60 M.
RSD.3 = 4.735 X 2.60 M.
RSD.4 = 3.882 X 2.60 M.
RSD.5 = 3.335 X 2.60 M.
HLW. = 2.40 X 1.20 M.
HLW.1 = 3.20 X 1.20 M.
PV.2 = 1.50 X 1.20 M.
PV.3 = 1.00 X 1.20 M.

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.

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.

DRAWN BY:-

VIMAL KUMAR
+91 98024- 64447

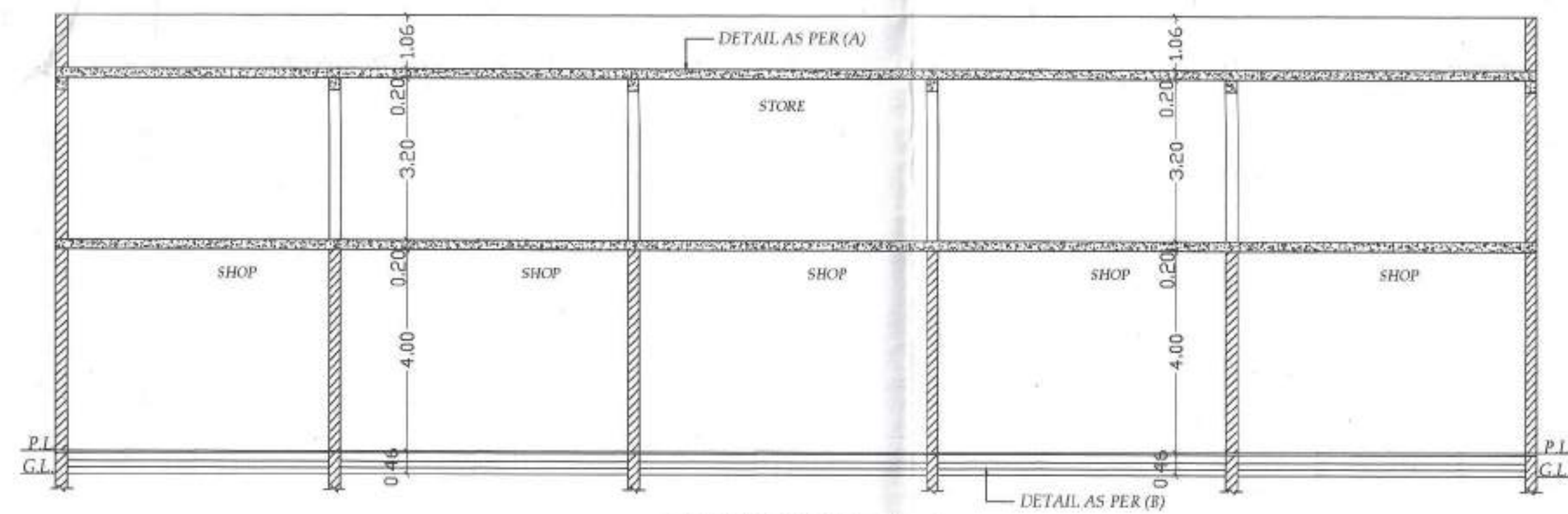
ENGINEER

Er. Ramesh Verma
Structure/Chartered Engg.
Regd. in HUDA, M.C.
AMIE (AM1817031)

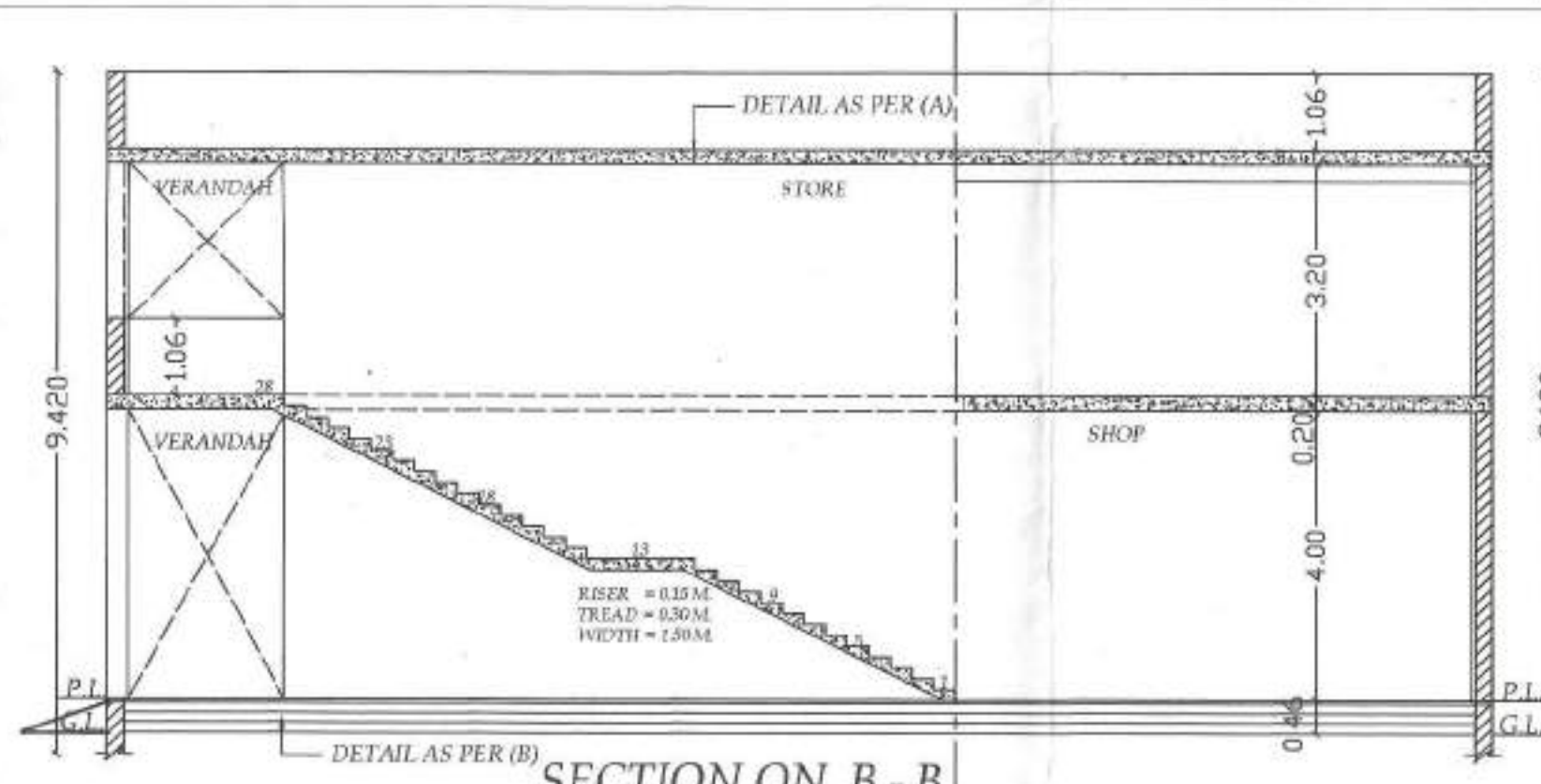
ARCHITECT

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

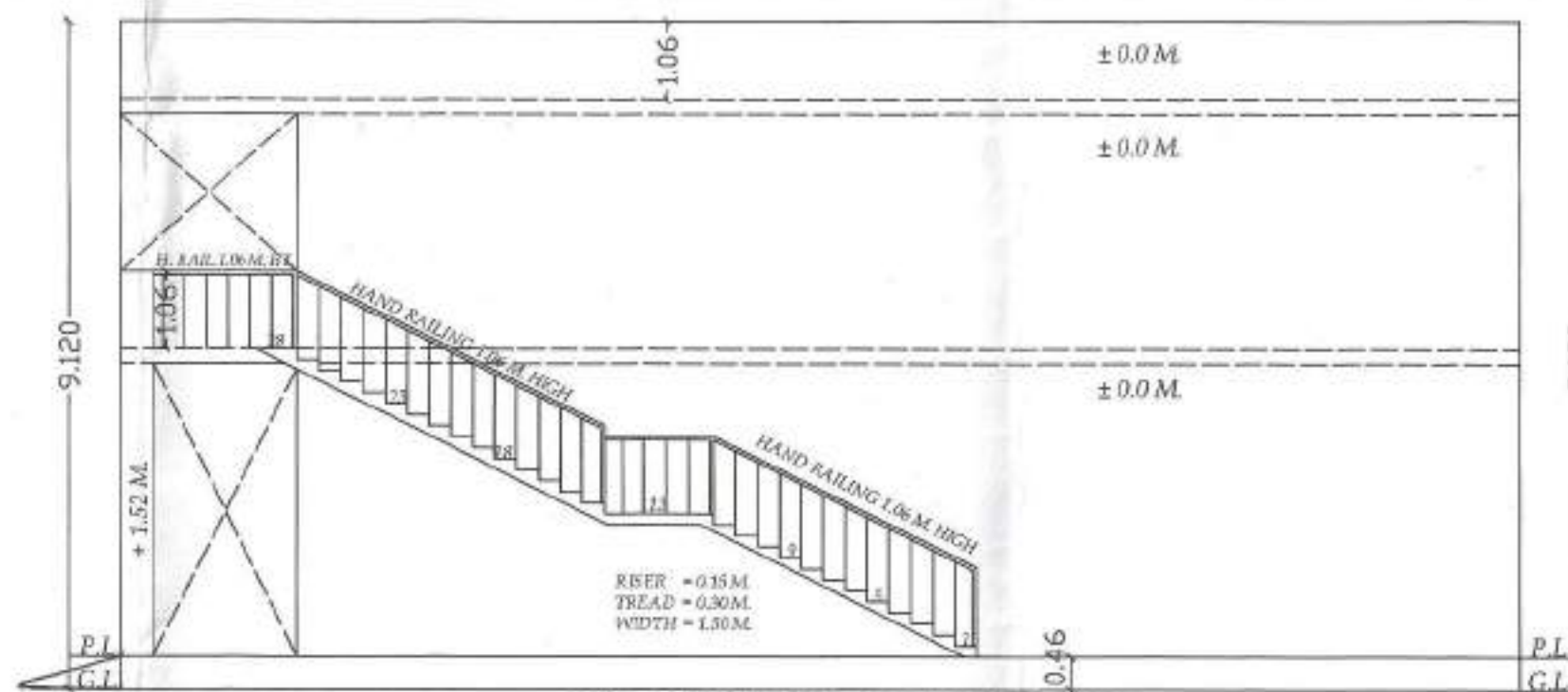
SANCTIONED
To here for sanction only
Memo No. 1515/1521 Dt. 29/08/2022
Valid upto 24/08/2023



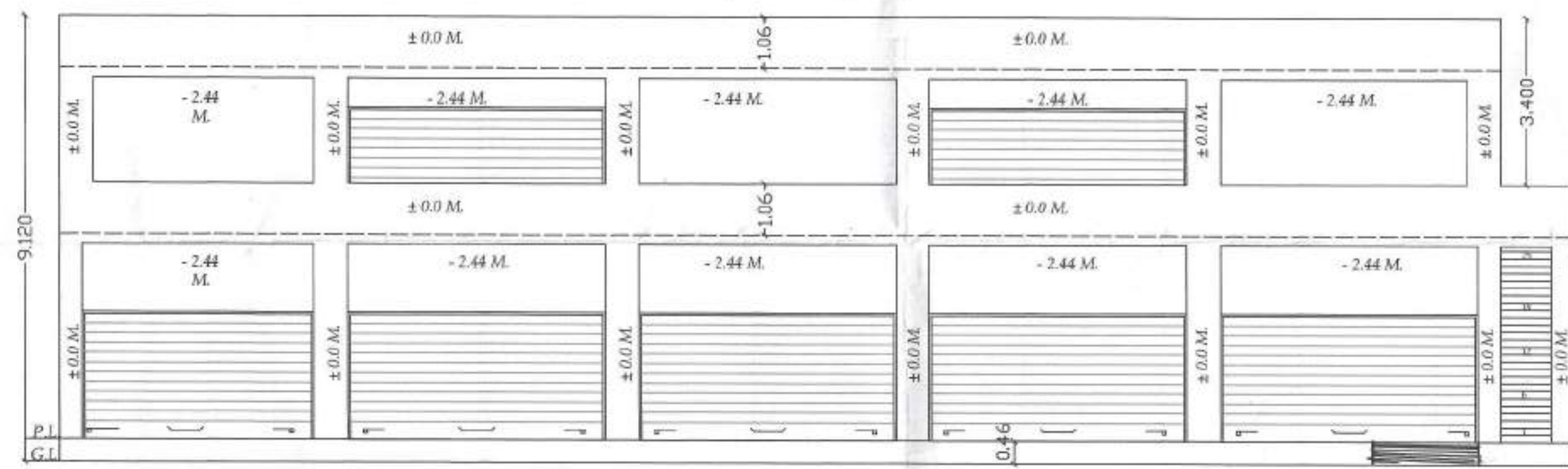
SECTION ON A - A
(BLOCK- A)



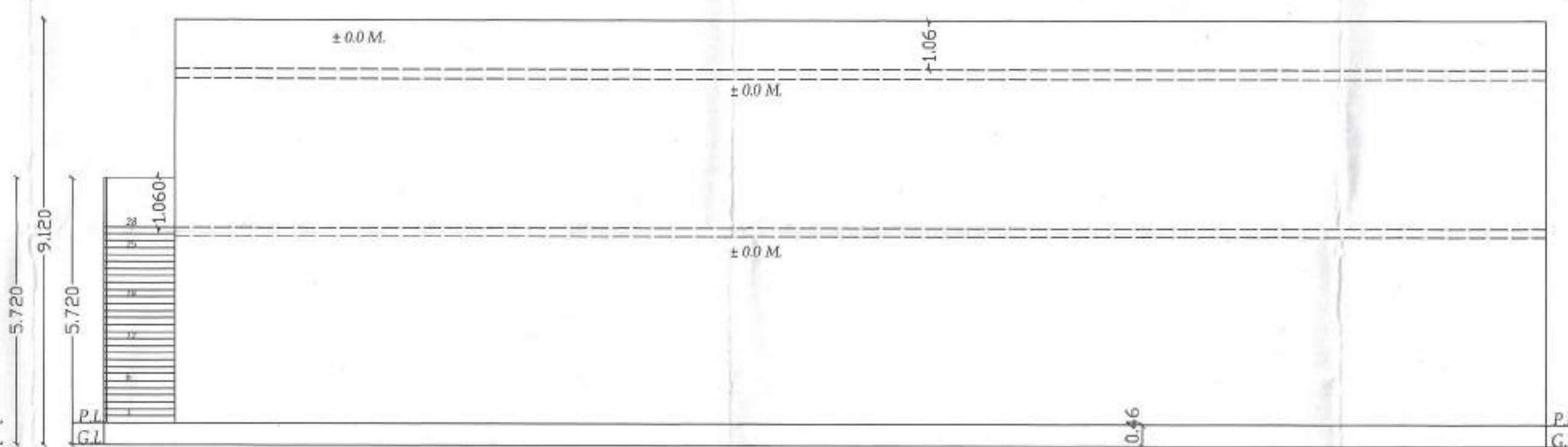
SECTION ON B - B
(BLOCK- A)



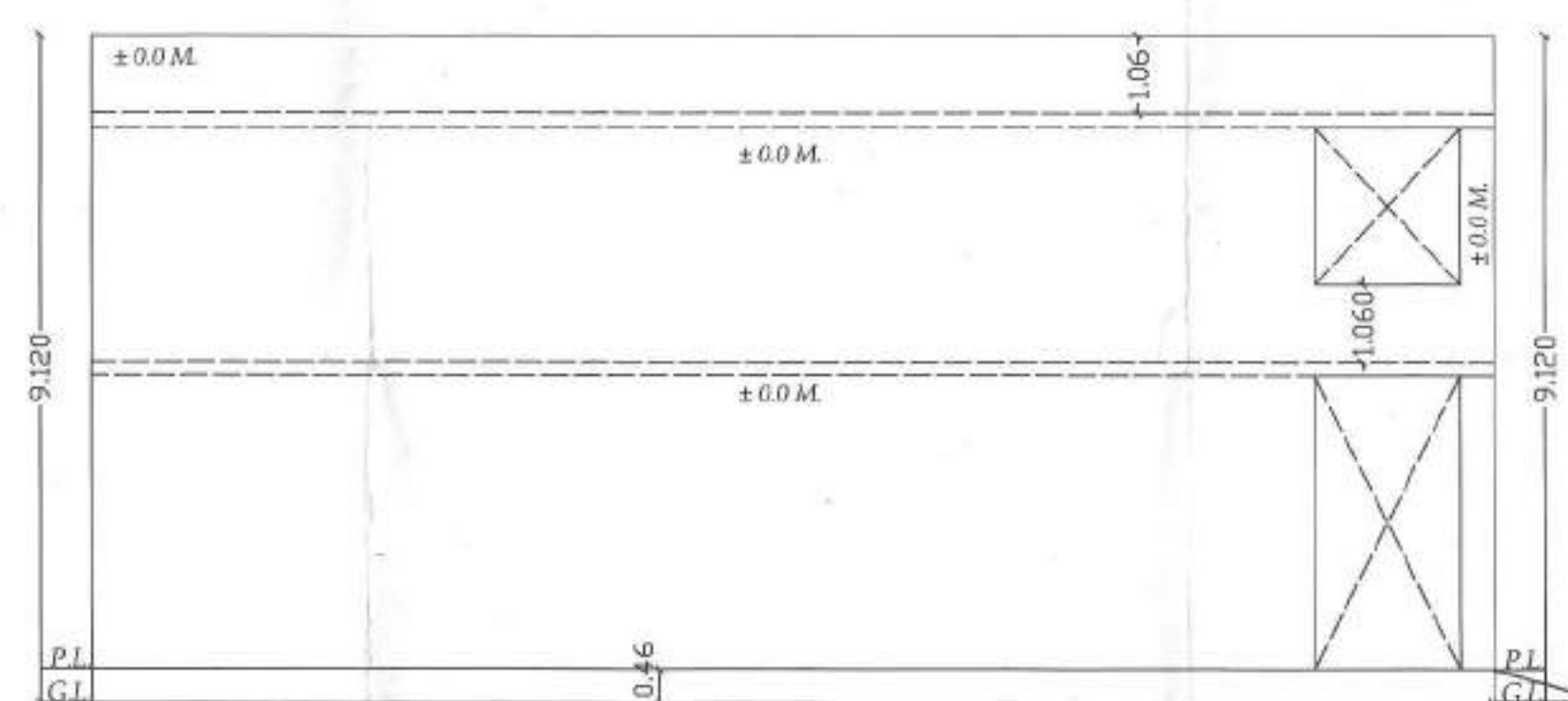
RIGHT SIDE ELEVATION
(BLOCK- A)



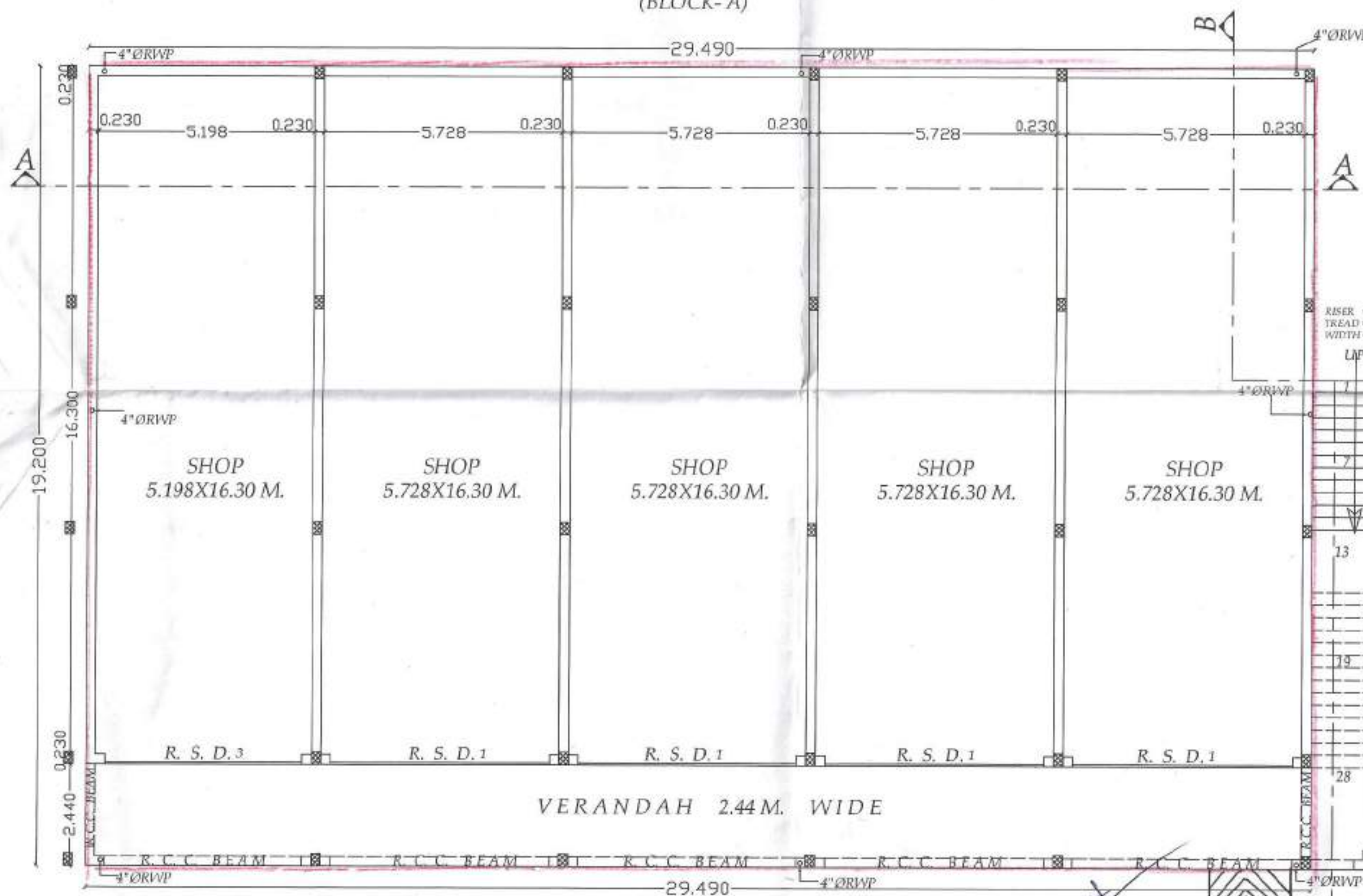
FRONT ELEVATION
(BLOCK- A)



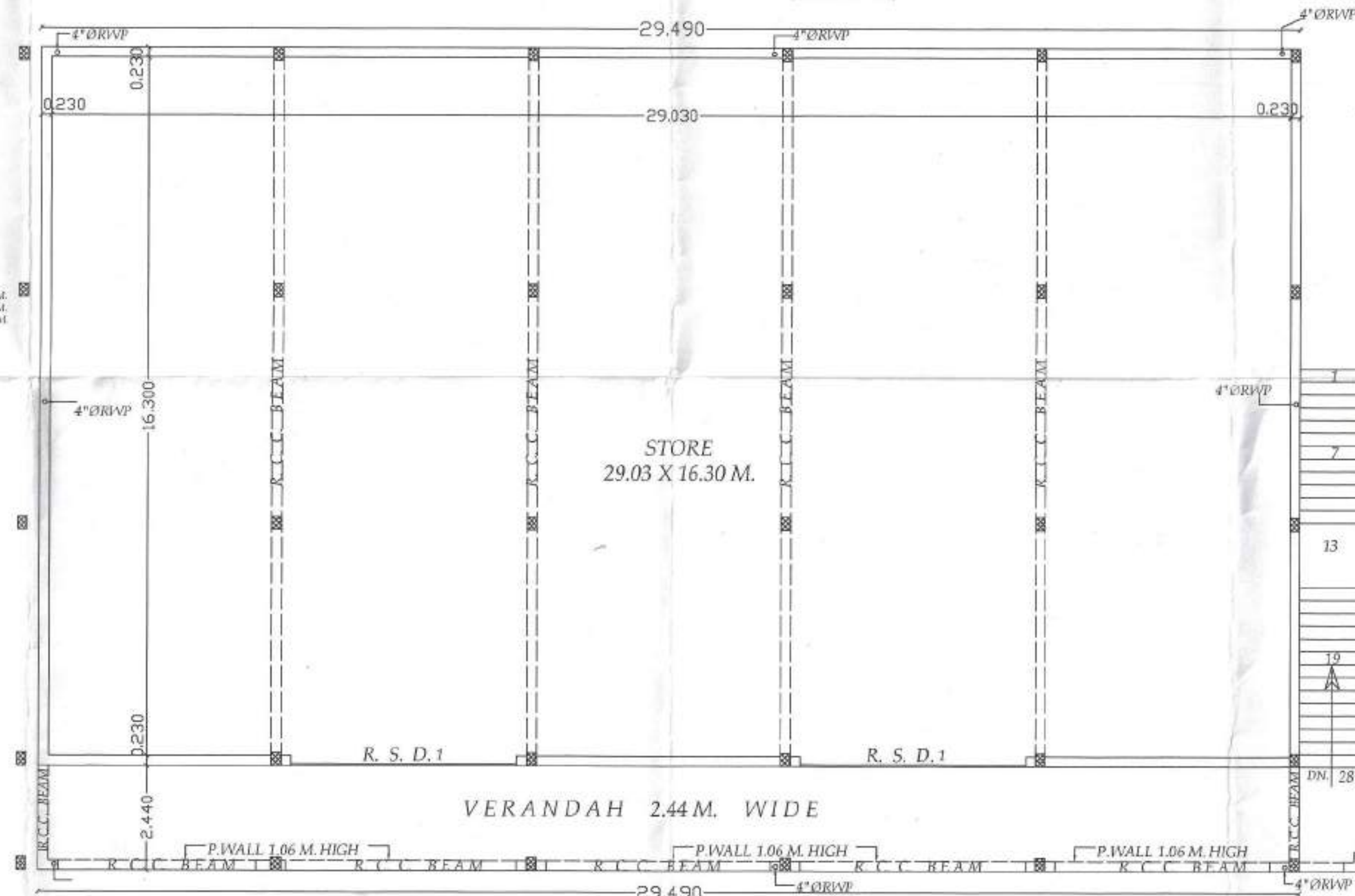
REAR ELEVATION
(BLOCK- A)



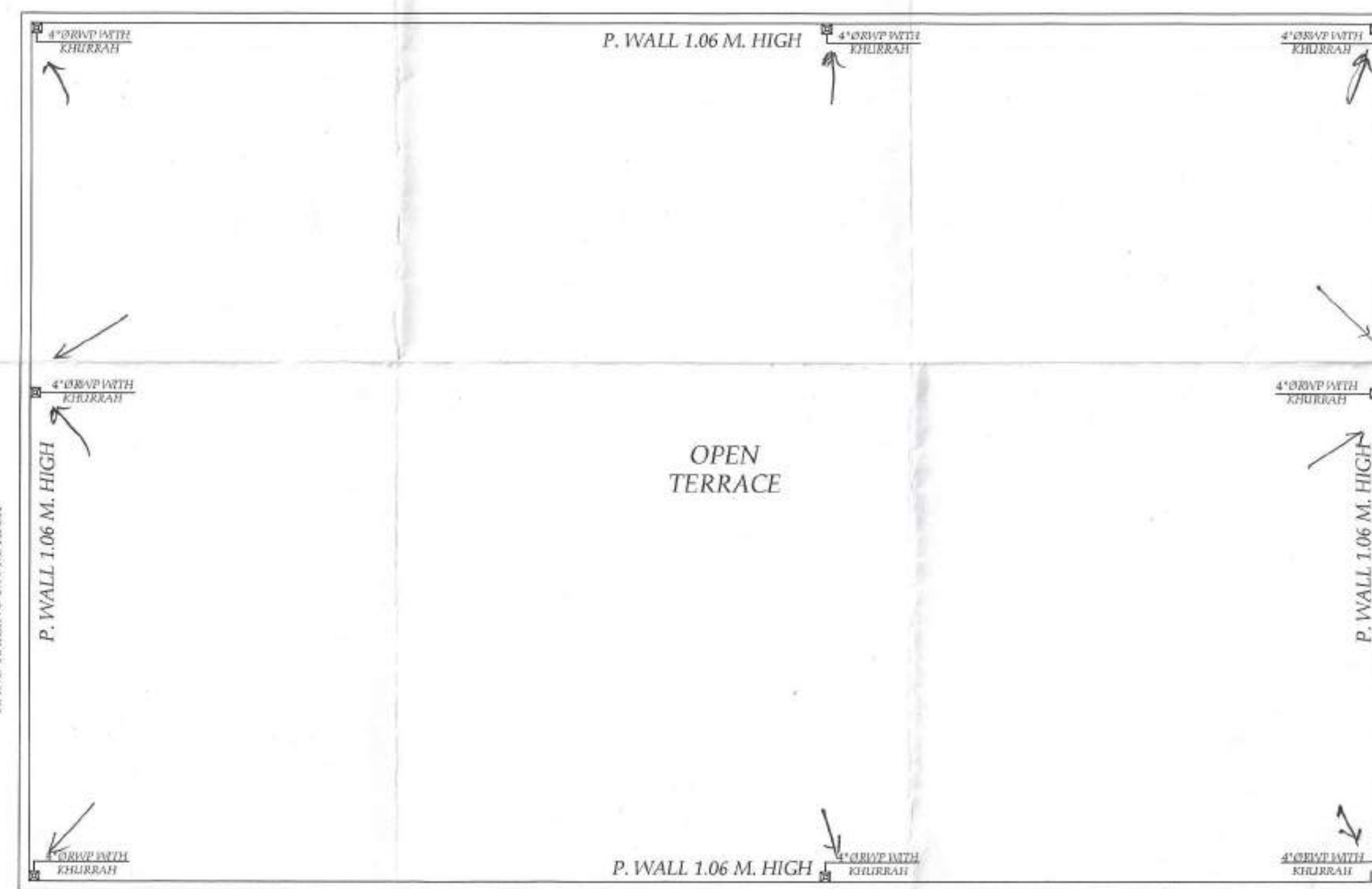
LEFT SIDE ELEVATION
(BLOCK- A)



GROUND FLOOR PLAN
(BLOCK- A)



FIRST FLOOR PLAN
(BLOCK- A)

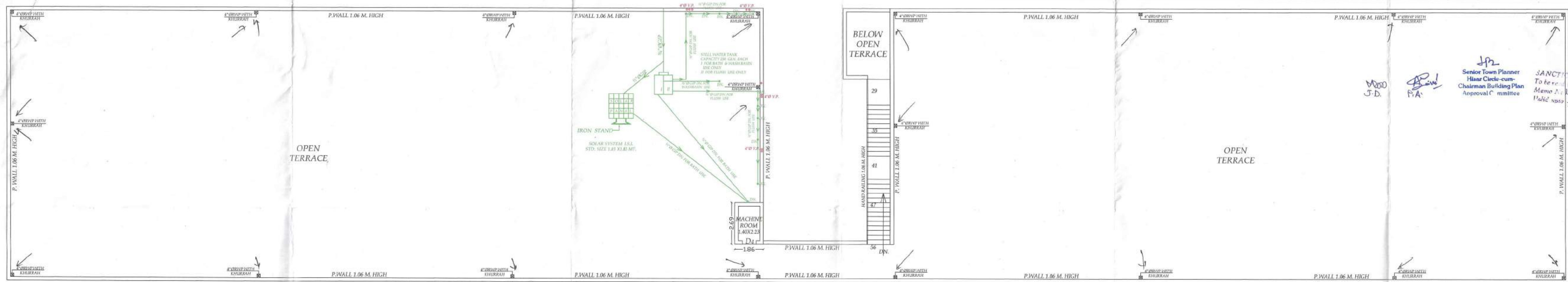


TERRACE PLAN
(BLOCK- A)

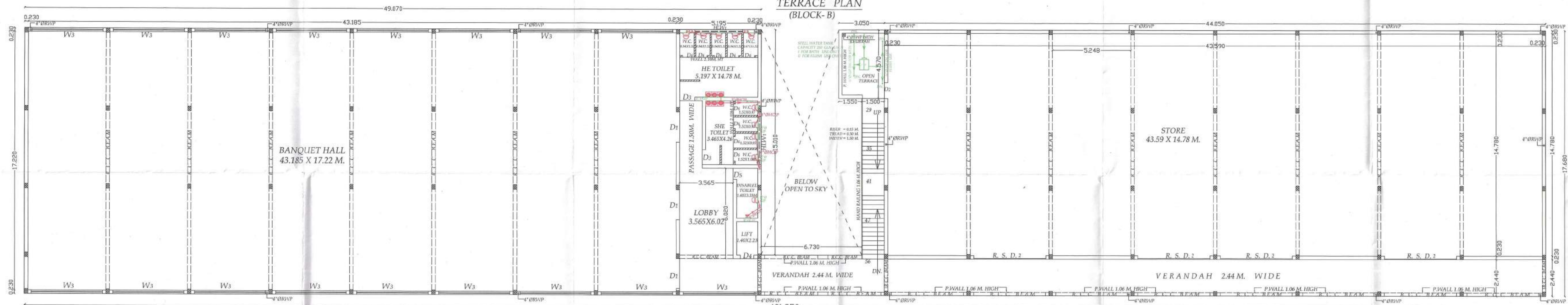
0.10MT. TH. R.C.C. SLAB
2COATS OF HOT BITU.
0.07MT. MUD IN SLOPE
0.03MT. TILE FLOORING

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

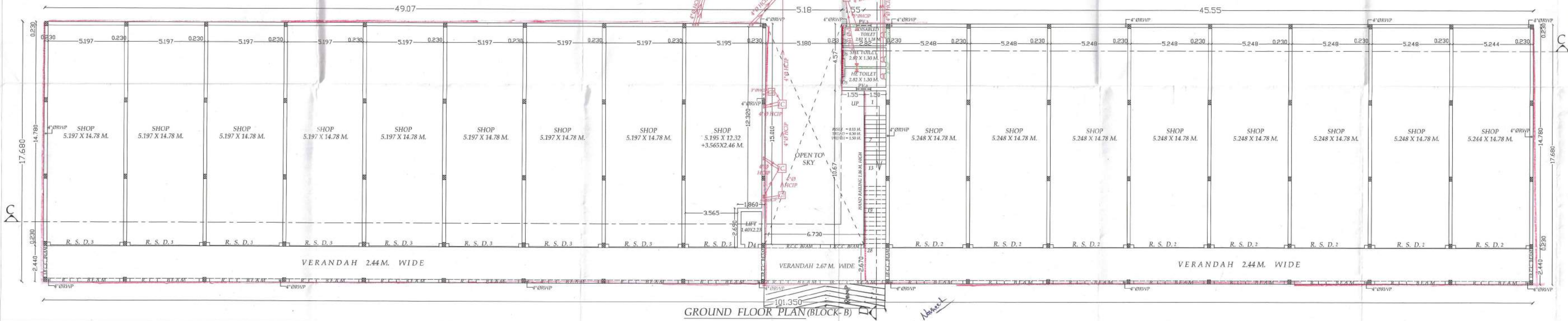
0.03MT. FLOOR FINISHING
0.10MT. TH. R.C.C. SLAB
0.10MT. H. CONC.
& BRICK BALLAST



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
5. SMT. RAKHI GUPTA W/O SH. SAJJAN GUPTA
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7. SH. ADITYA GAUTAM S/O SH. VINOD GAUTAM
8. SMT. SUMITA 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 PANAL

APPLICANT SIGN.

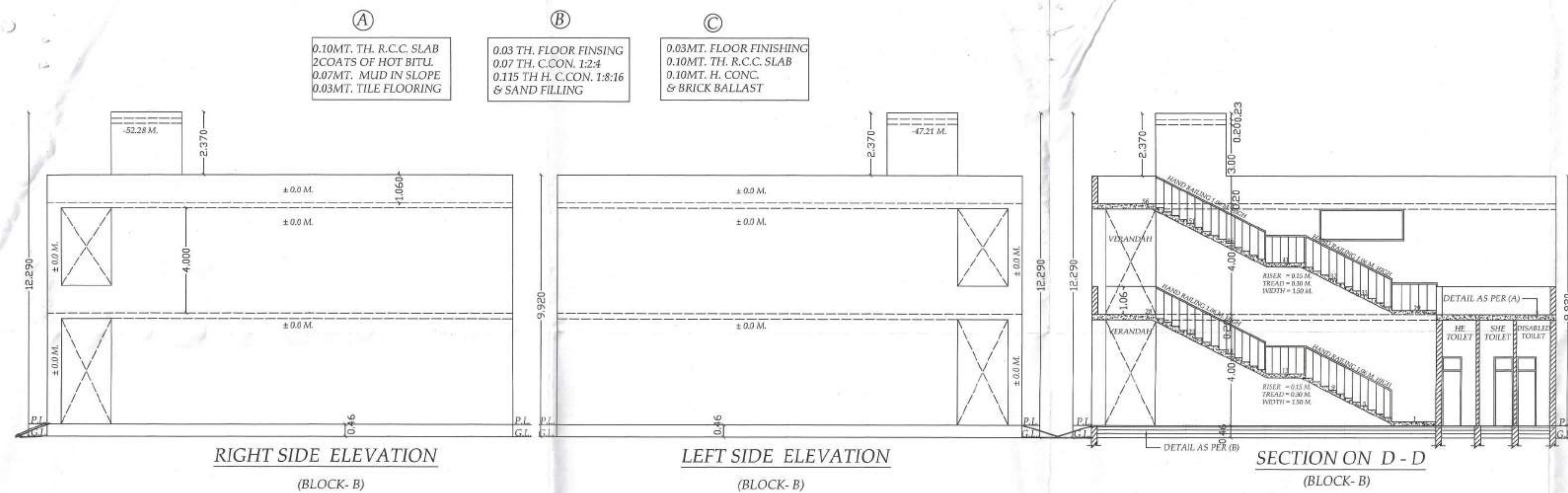
[Signature]

DRAWN BY:-

VIMAL KUMAR
+91 98024 - 64447

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.

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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 1:50 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.

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

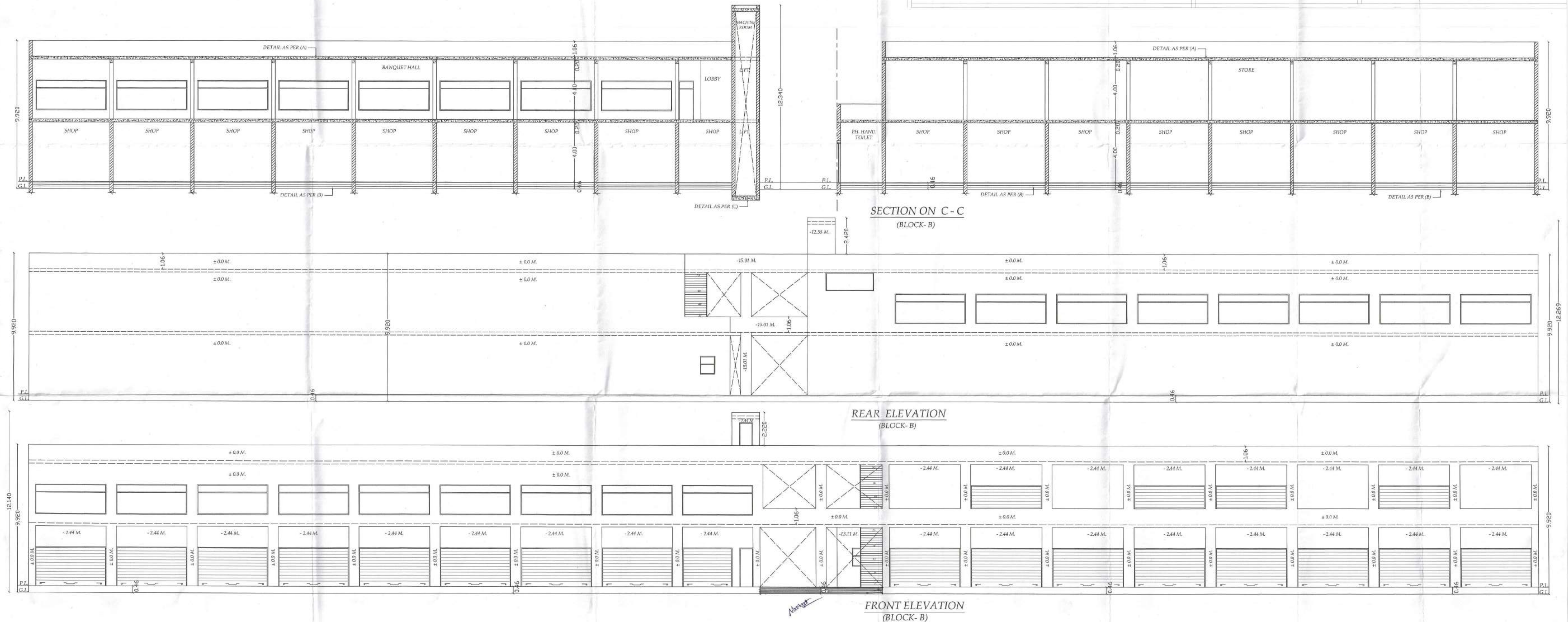
Senior Town Planner
Hisar Circle-cum-
Chairman Building Plan
Approval Committee

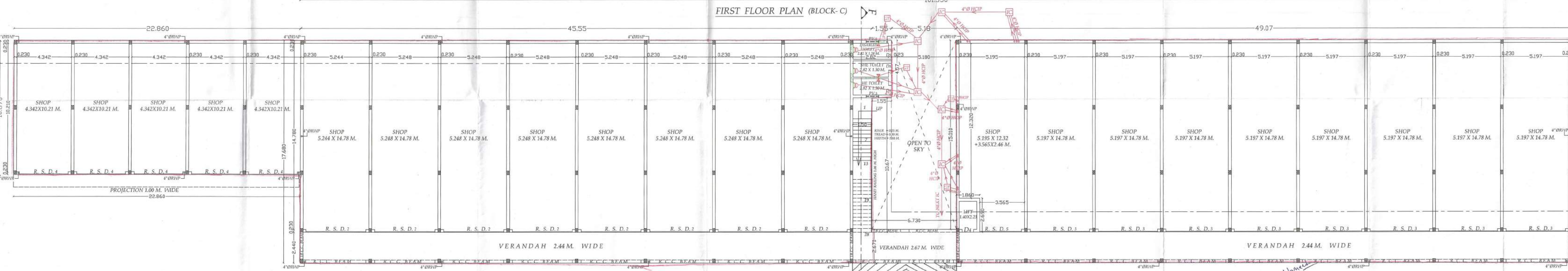
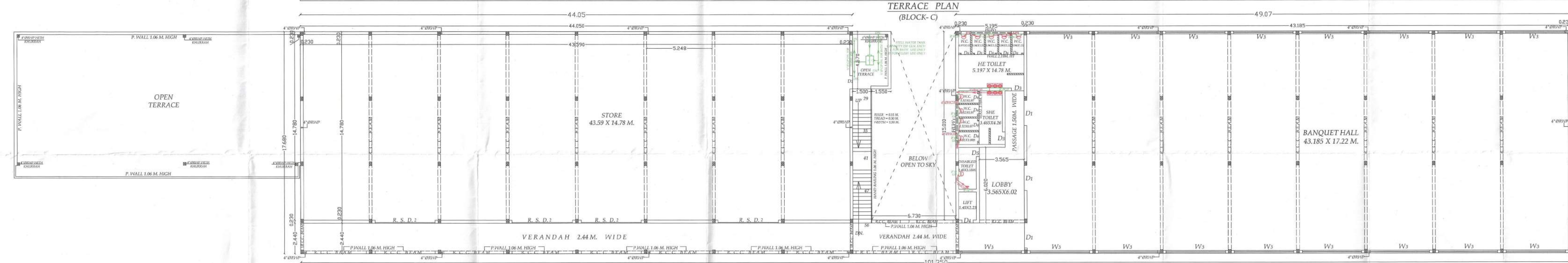
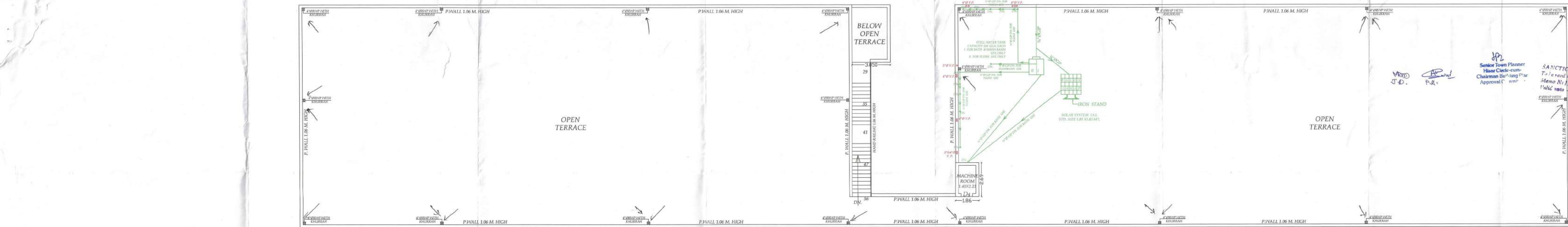
DRAWN BY:-

ARCHITECT

VIMAL KUMAR
+91 98024 - 64447

Ar. NAVNEET
CA/2015/71627
#84, F.F. Road 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. 112/1/1/1/1 MIN.
112/2 MIN, 112/3/1 MIN, 125/1/1/1, 2/1, 10/2/1,
117/1, 10/1, 112/2/1/1/1 MIN, 22/1/1/1 MIN,
125/1/1, 11/1, 11/2, 12/2 & 125/1/1 IN THE
REVENUE ESTATE OF VILLAGE QUATABPUR,
TEHSIL- HANSI, DISTRICT - HISAR.)

SCALE :- 1.00 CM. = 1.00 MT.

DRG. NO.- 4.

OWNER (PARTNERSHIP) NAME:-
1. SH. SAJJAN GOYAL S/O SH. VINOD GOYAL
2. SH. VINOD GOYAL S/O SH. VINOD KUMAR GOYAL
3. SMT. KOMAL GOYAL S/O SH. SOURABH GARG
4. SMT. SHUBHI GUPTA S/O SH. SAJJAN GUPTA
5. SMT. RAJESH GUPTA S/O SH. SAJJAN GUPTA
6. SH. SAJJAN GUPTA S/O SH. HARIRAM GUPTA
7. SH. ADITYA GAUTAM S/O SH. VINOD GAUTAM
8. SMT. SUNITA GAUTAM S/O SH. VINOD KUMAR GAUTAM
9. SMT. PRIYANKA GAUTAM S/O SH. ADITYA GAUTAM

APPLICANT SIGN.

DRAWN BY:-

VIMAL KUMAR
+91 98024 - 64447

ENGINEER

Dr. Ramesh Verma
Structure/Chartered Engrg.
Regd. in HUDA, M.C.
AMIE (AMI 81763-I)

ARCHITECT

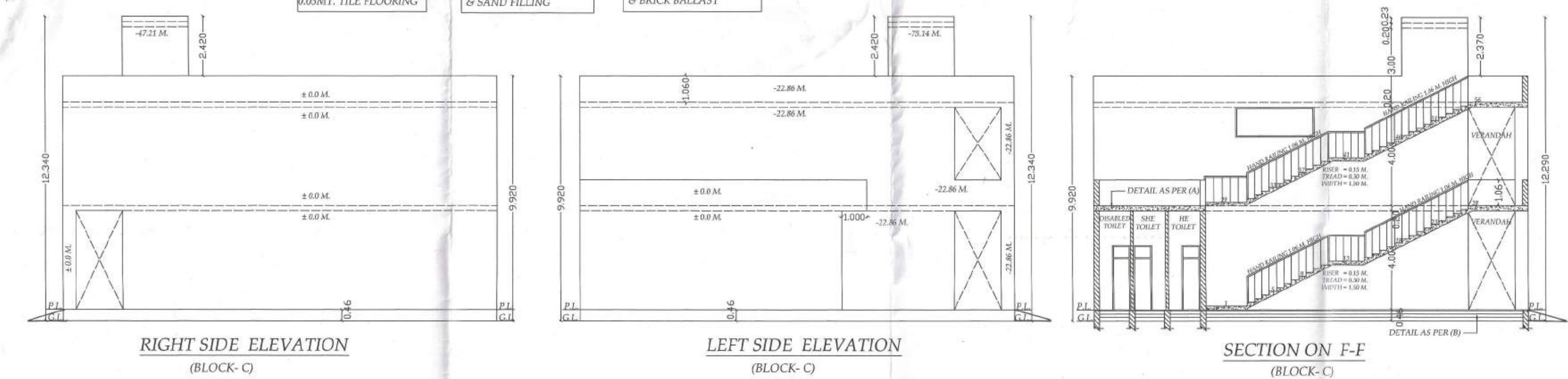
Dr. Nand Lal
CA/2515/1627
984, F.F. Red Cross Market
Railway Road, HISAR

- A

0.10MT. TH. R.C.C. SLAB
2COATS OF HOT BITUL
0.07MT. MUD IN SLOPE
0.03MT. TILE FLOORING
- B

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

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



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.- 5.

- 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 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 & EUROPEAN 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
4"Ø HCIP. SLOPE IN 1:90
G.T. SIZE -12"X12"

GULLY SIZE -18"X30"
I.C. SIZE -18"X18"
CISTEN CAPACITY - 8.0 LTRS.

APPLICANT SIGN.

ENGINEER

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

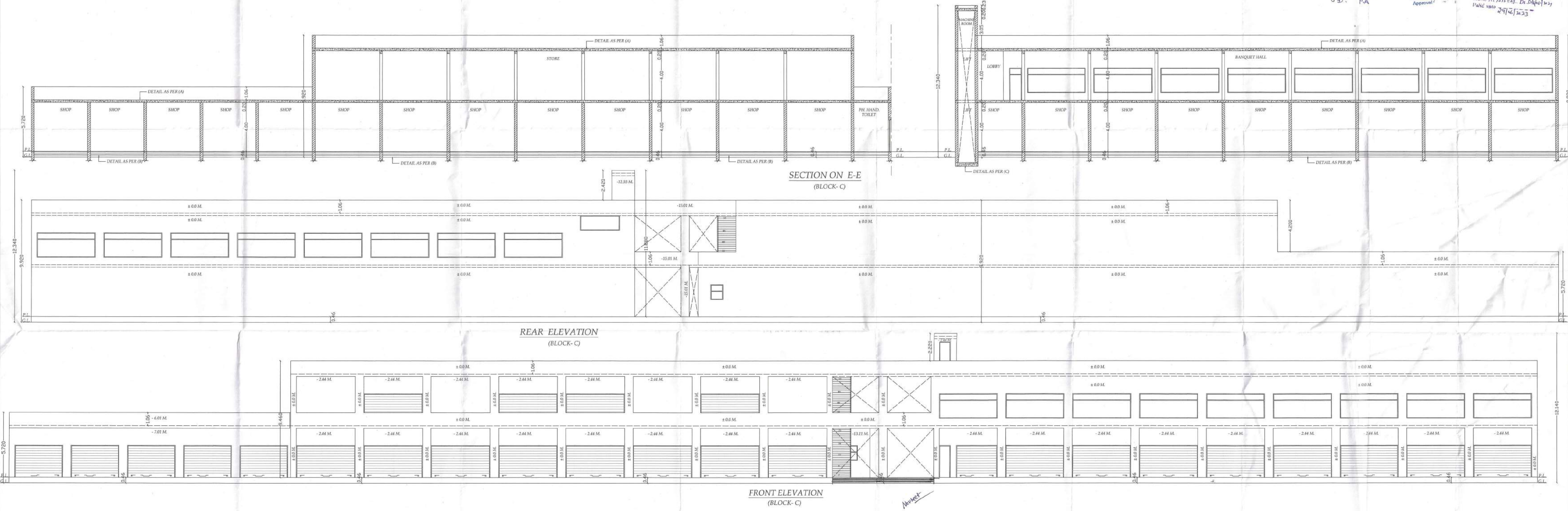
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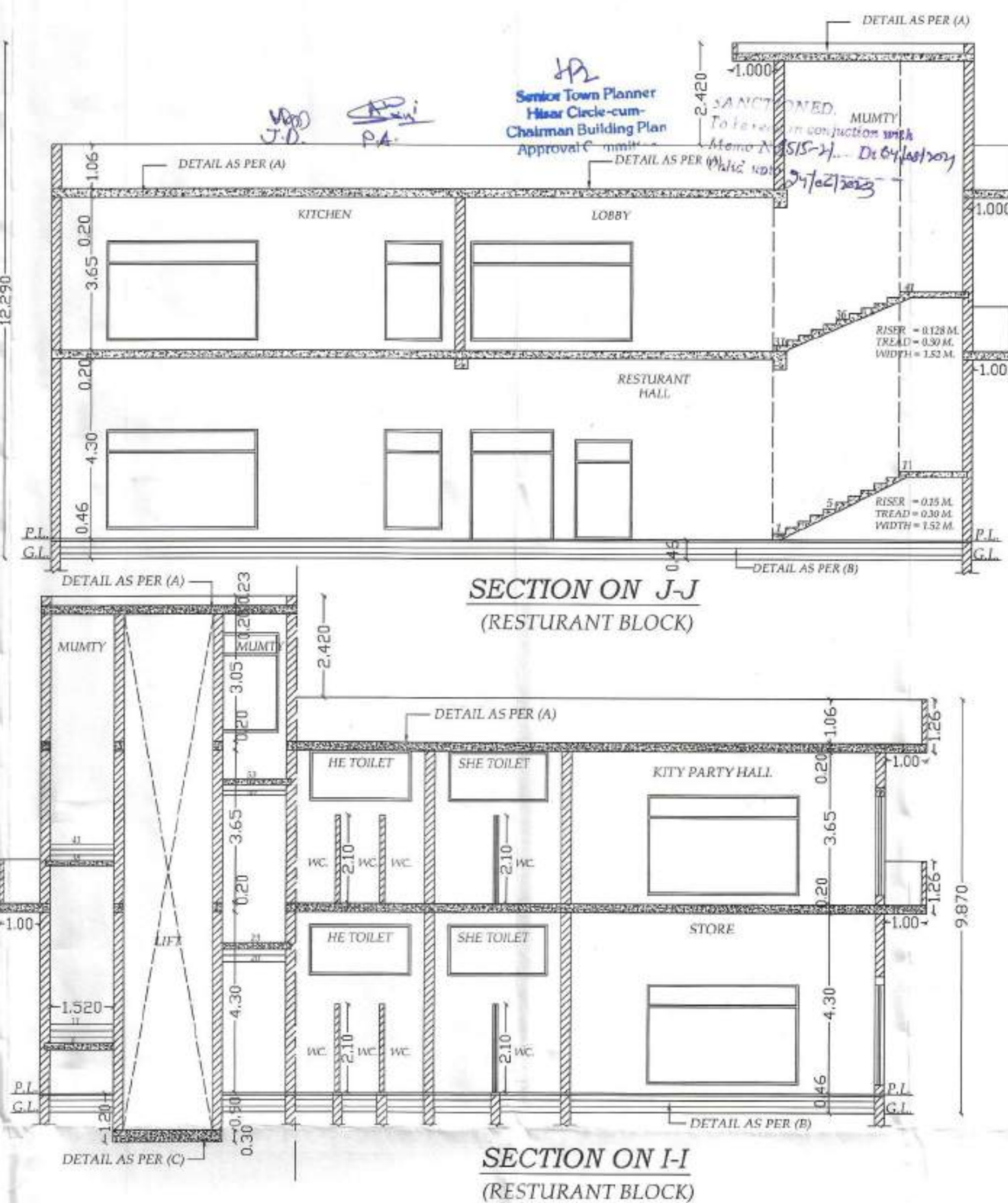
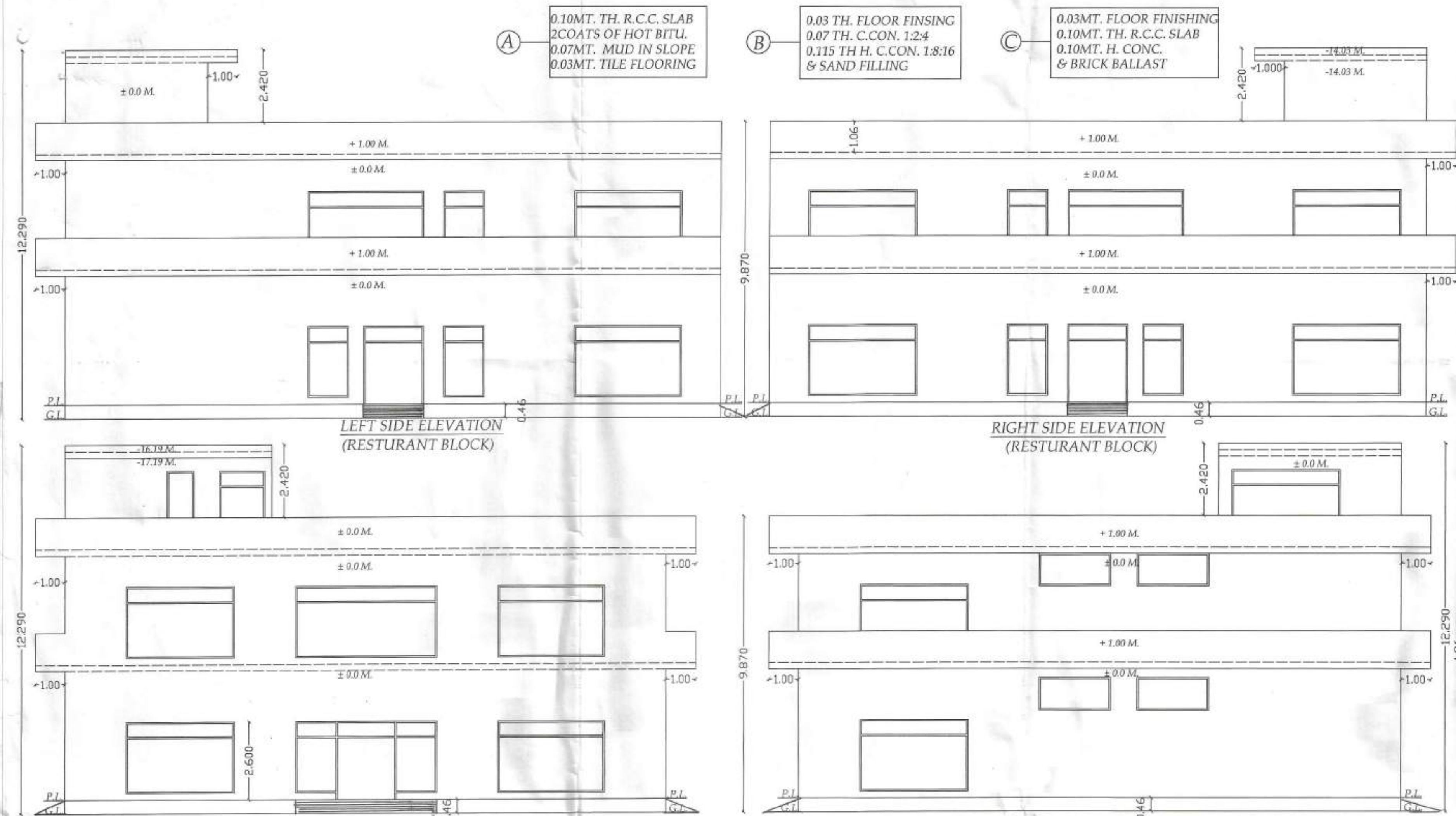
ARCHITECT

Ar. Navneet
CA/2015/1627
#84, F.F., Red Cross Market
Railway Road, HISAR

VIMAL KUMAR
+91 98024 - 64447

Sanctioned
To be used in conjunction with
Memo No. 1518-23- Dt. 04/06/2023
Valid upto 29/12/2023





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 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.
½" Ø GIP PIPE FOR SOLAR PANEL

APPLICANT SIGN.

DRAWN BY:-

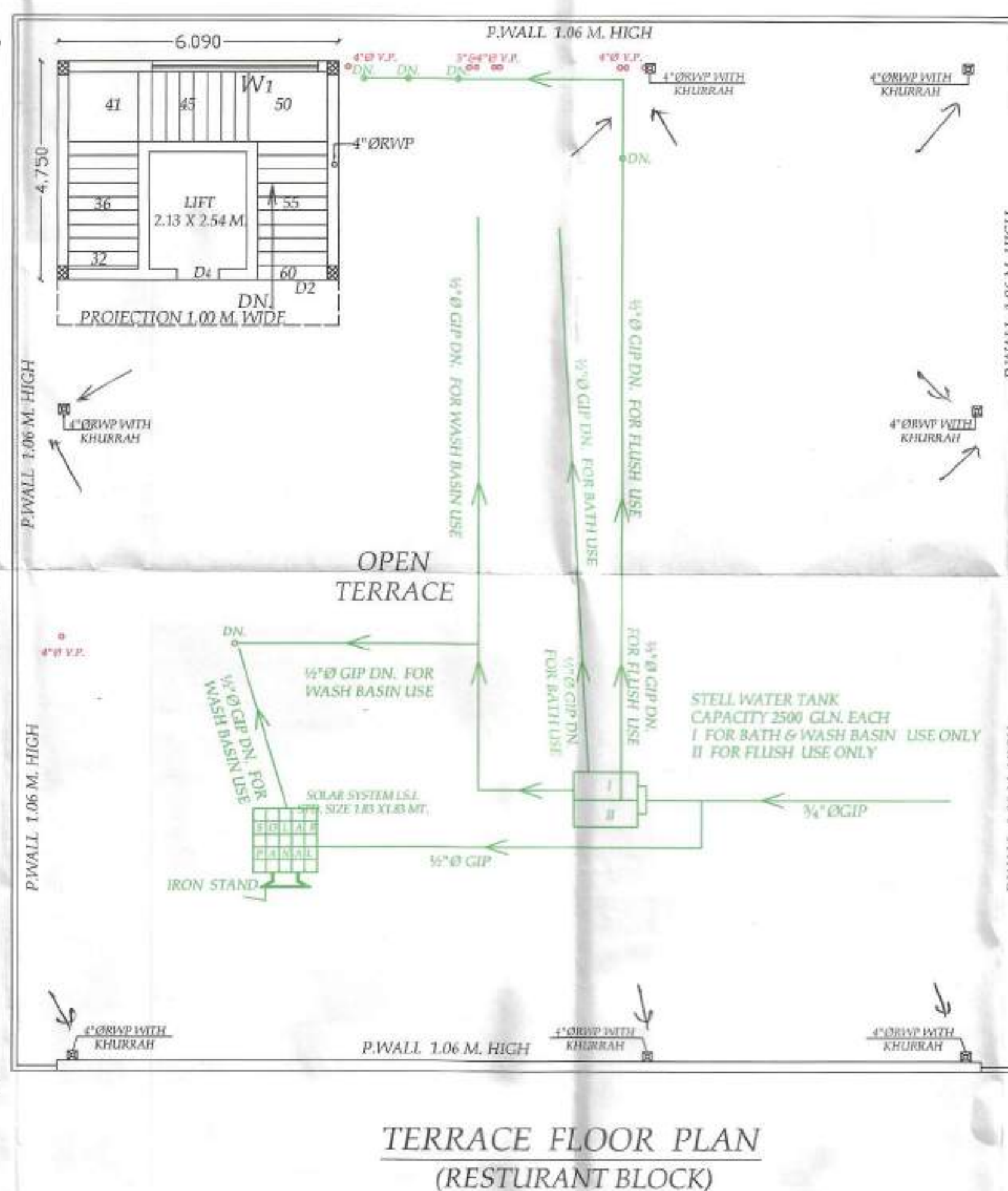
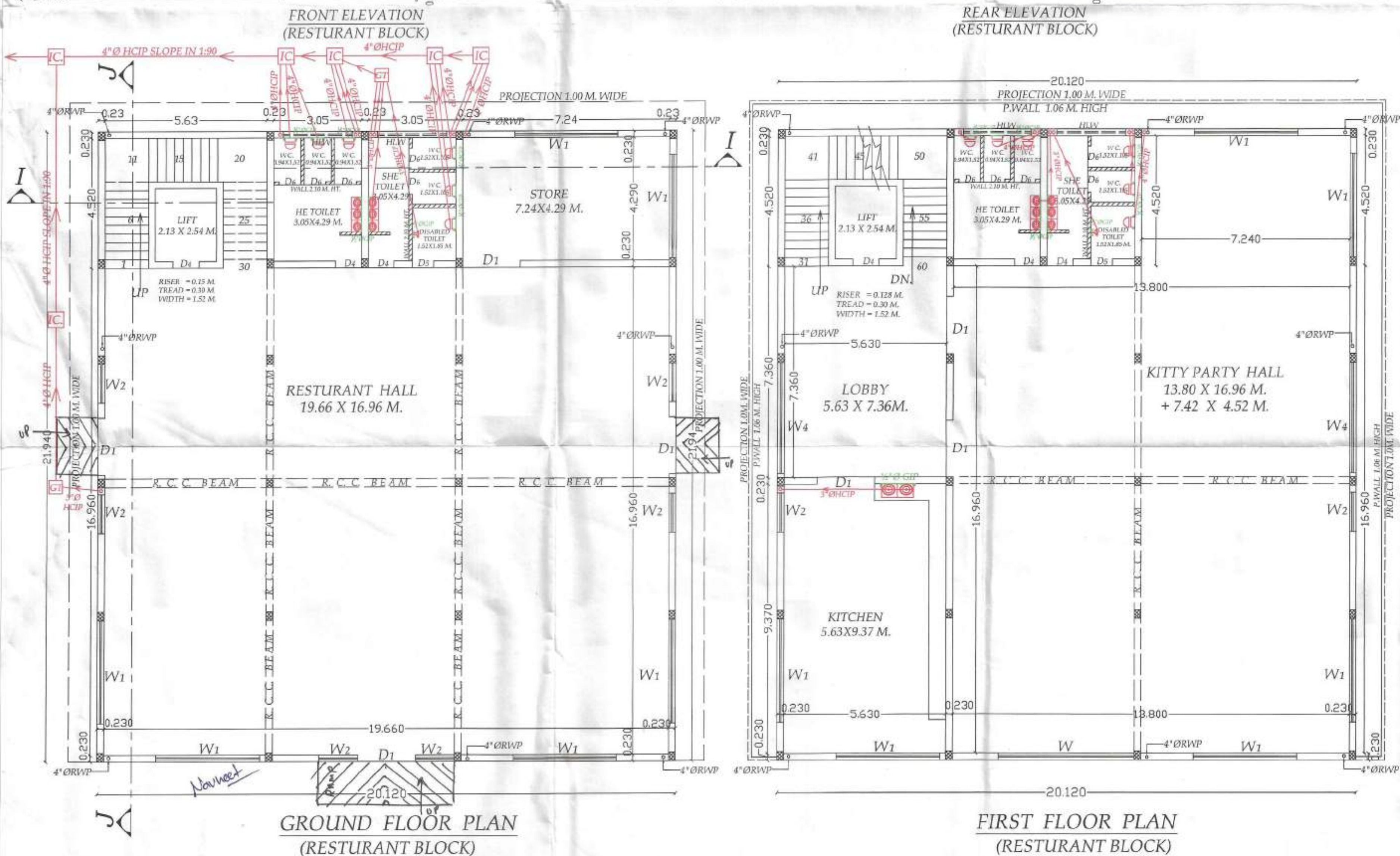
VIMAL KUMAR
+91 98024 - 64447

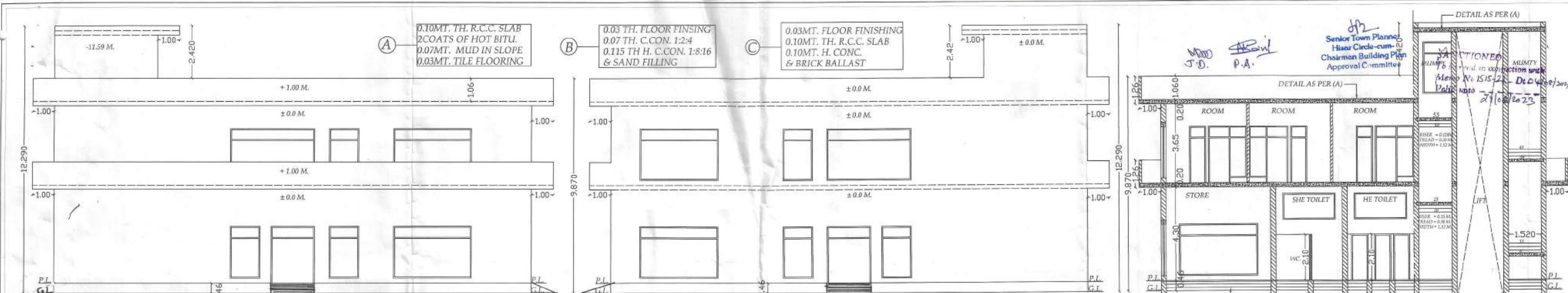
ENGINEER

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

ARCHITECT

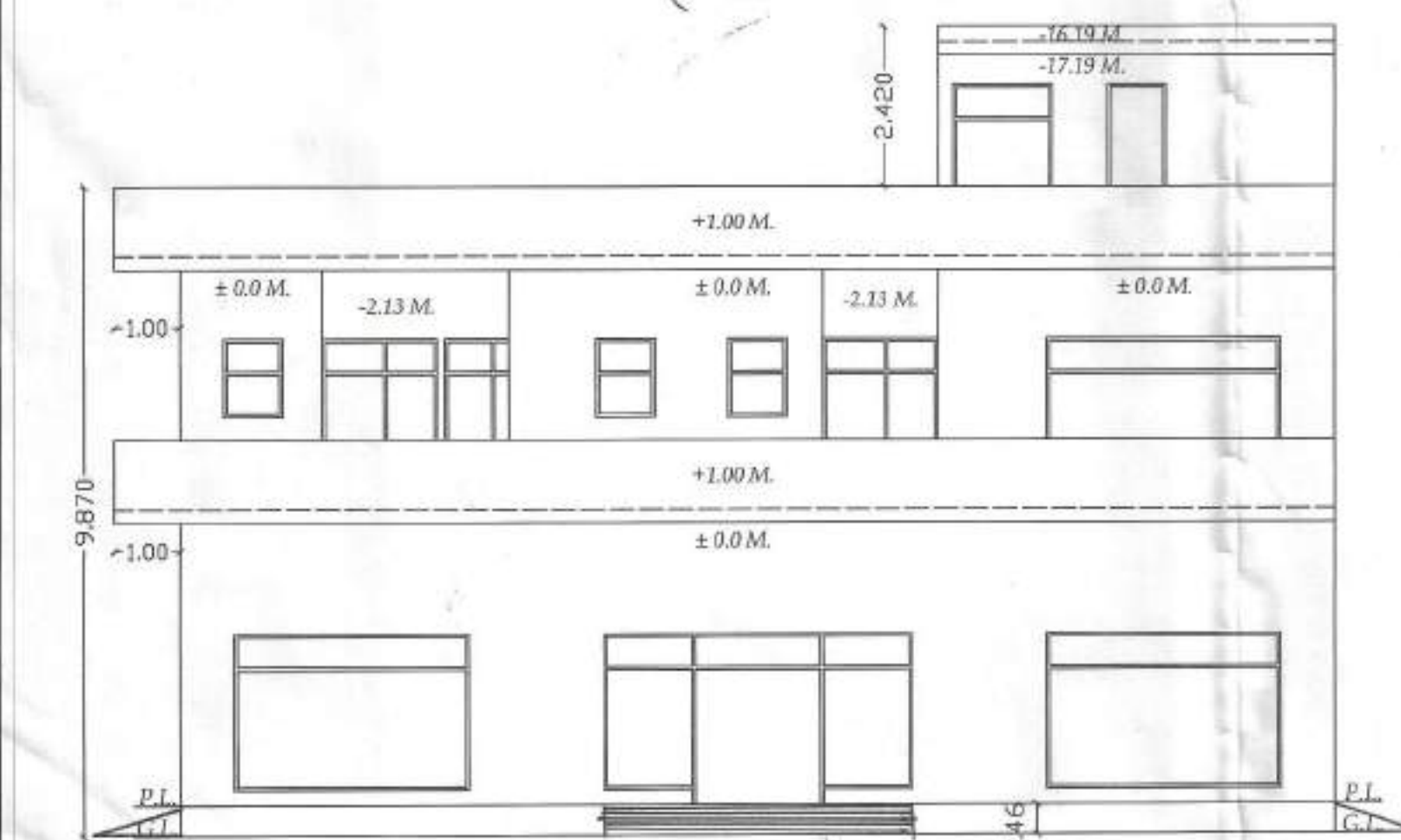
Ar. NAVNEET
CA/2015/71027
#84, F.F. Red Cross Market
Railway Road, HISAR



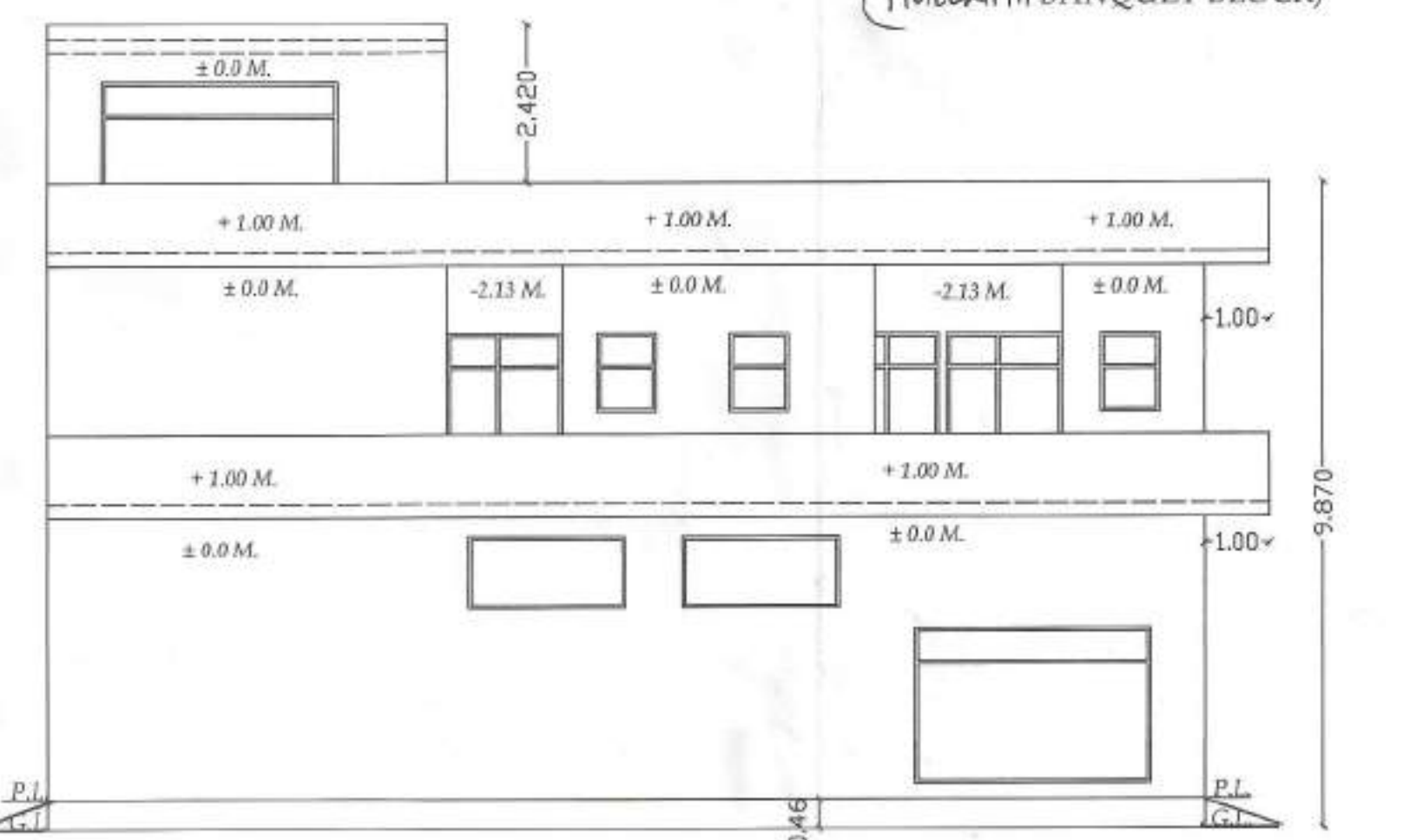


LEFT SIDE ELEVATION
(HOTEL WITH BANQUET BLOCK)

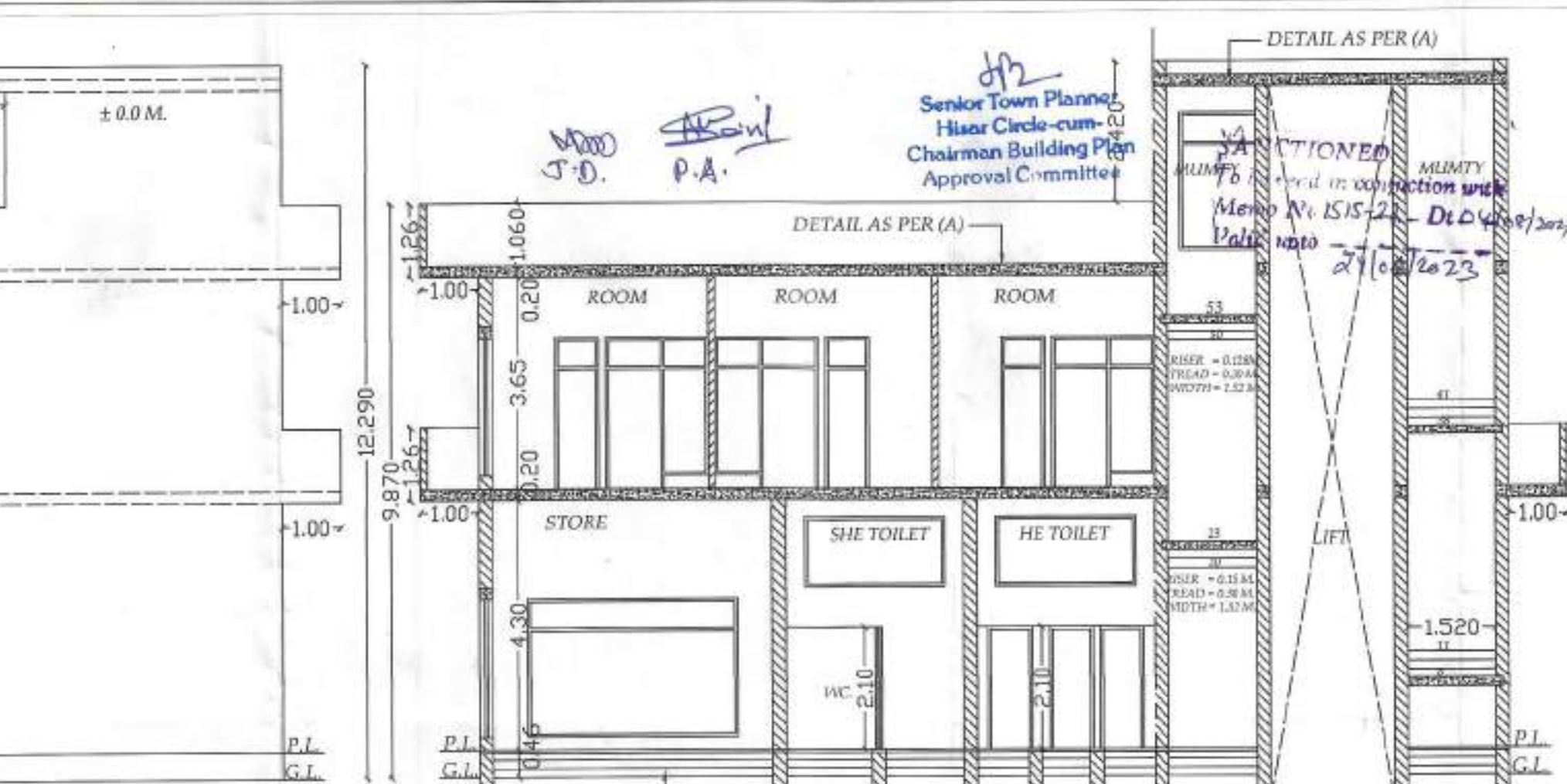
RIGHT SIDE ELEVATION
(HOTEL WITH BANQUET BLOCK)



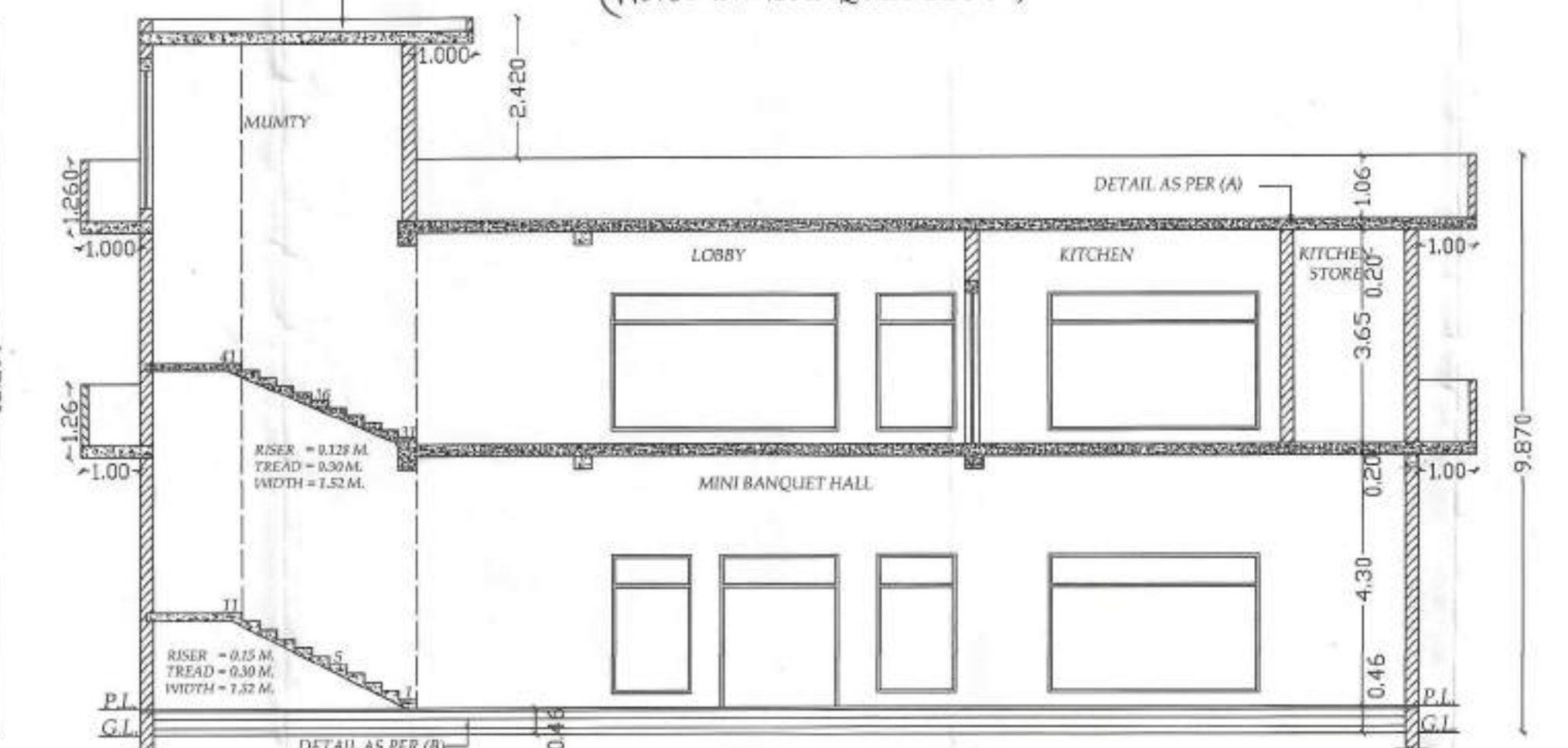
FRONT ELEVATION
(HOTEL WITH BANQUET BLOCK)



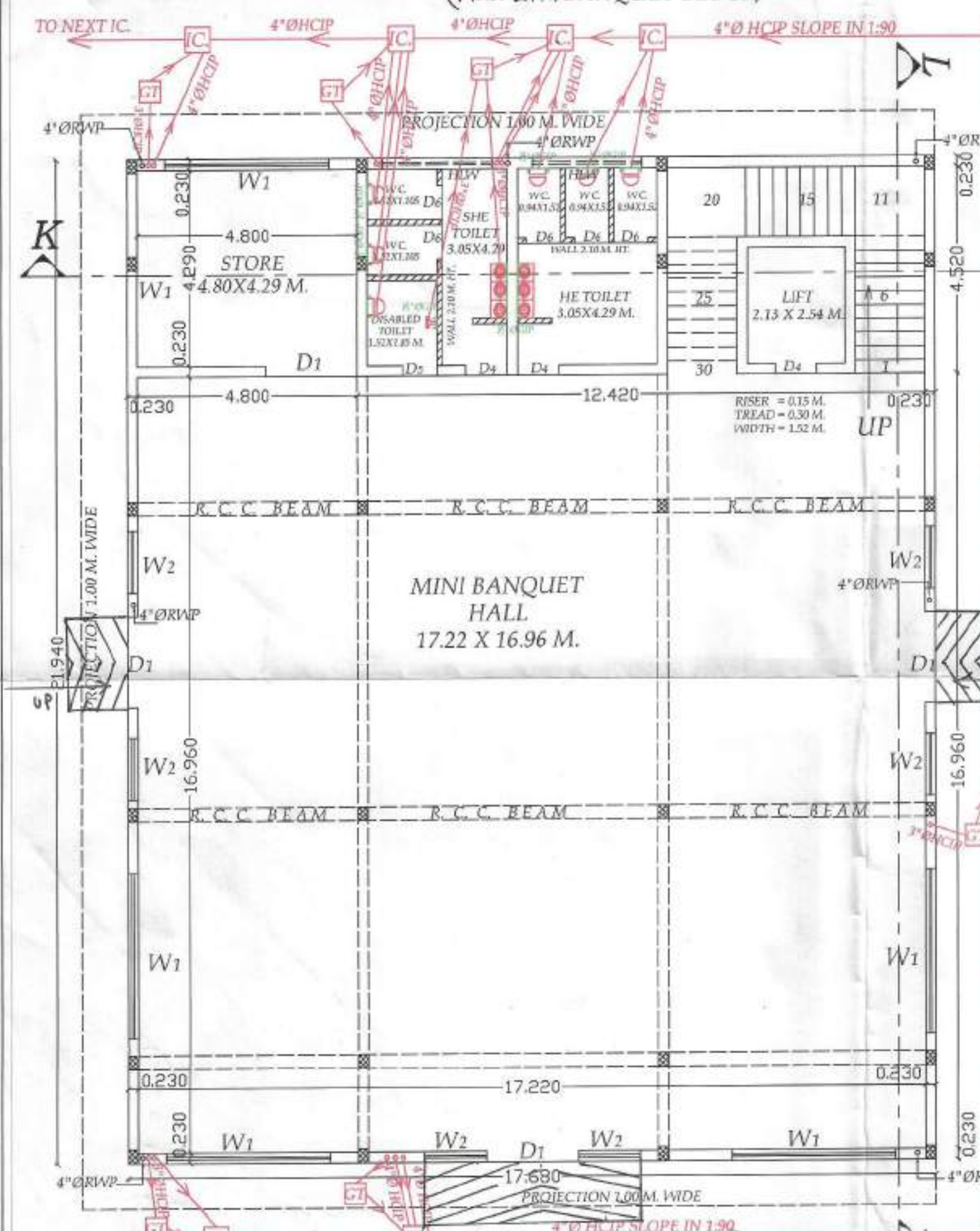
REAR ELEVATION
(HOTEL WITH BANQUET BLOCK)



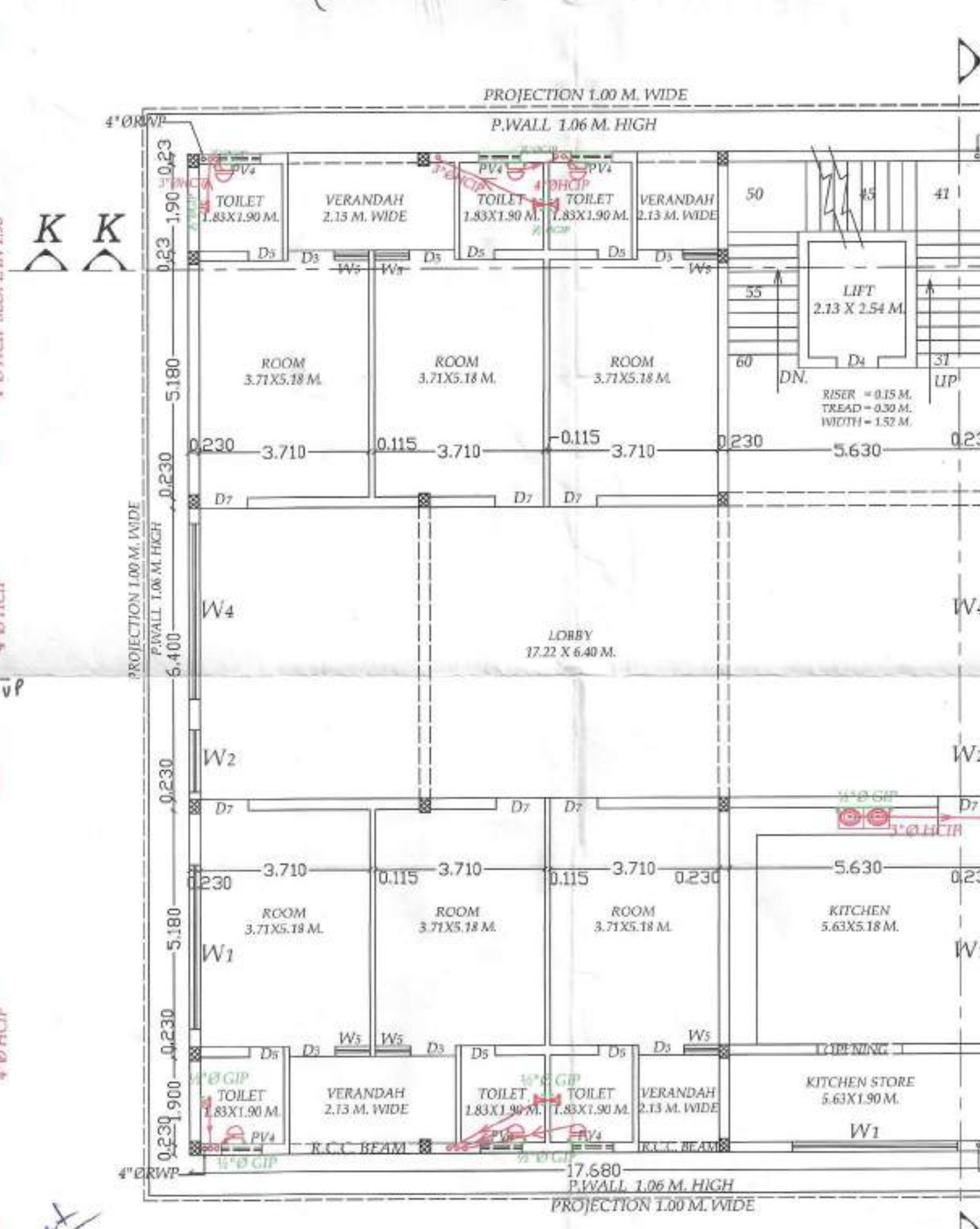
SECTION ON K-K
(HOTEL WITH BANQUET BLOCK)



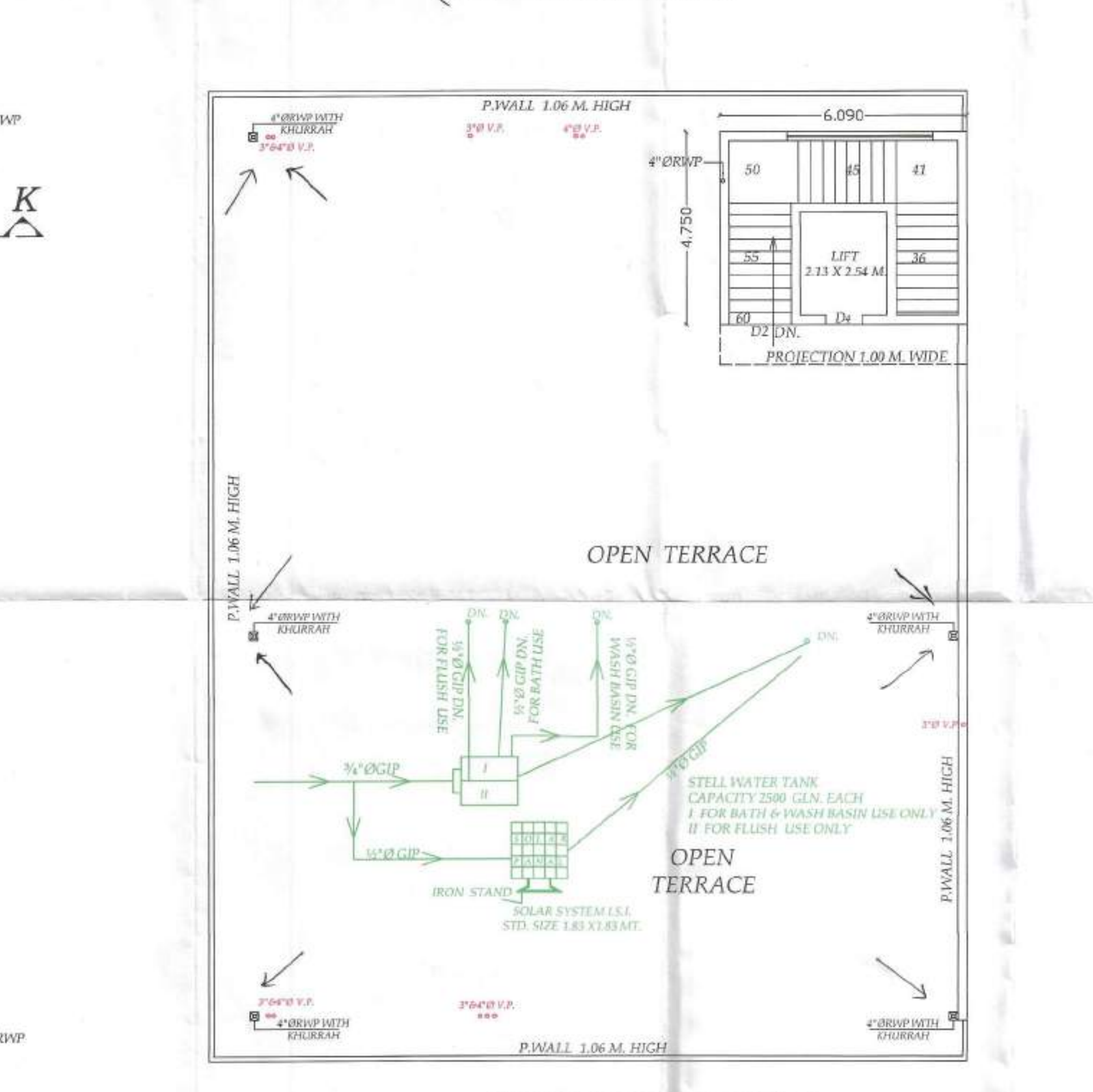
SECTION ON L-L
(HOTEL WITH BANQUET BLOCK)



GROUND FLOOR PLAN
(HOTEL WITH BANQUET BLOCK)



FIRST FLOOR PLAN
(HOTEL WITH BANQUET BLOCK)



TERRACE FLOOR PLAN
(HOTEL WITH BANQUET BLOCK)

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 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.- 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
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 DISCRETION
3. THE VENT PIPE SHALL BE TAKEN UP TO P. WALL. ONLY COIL 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

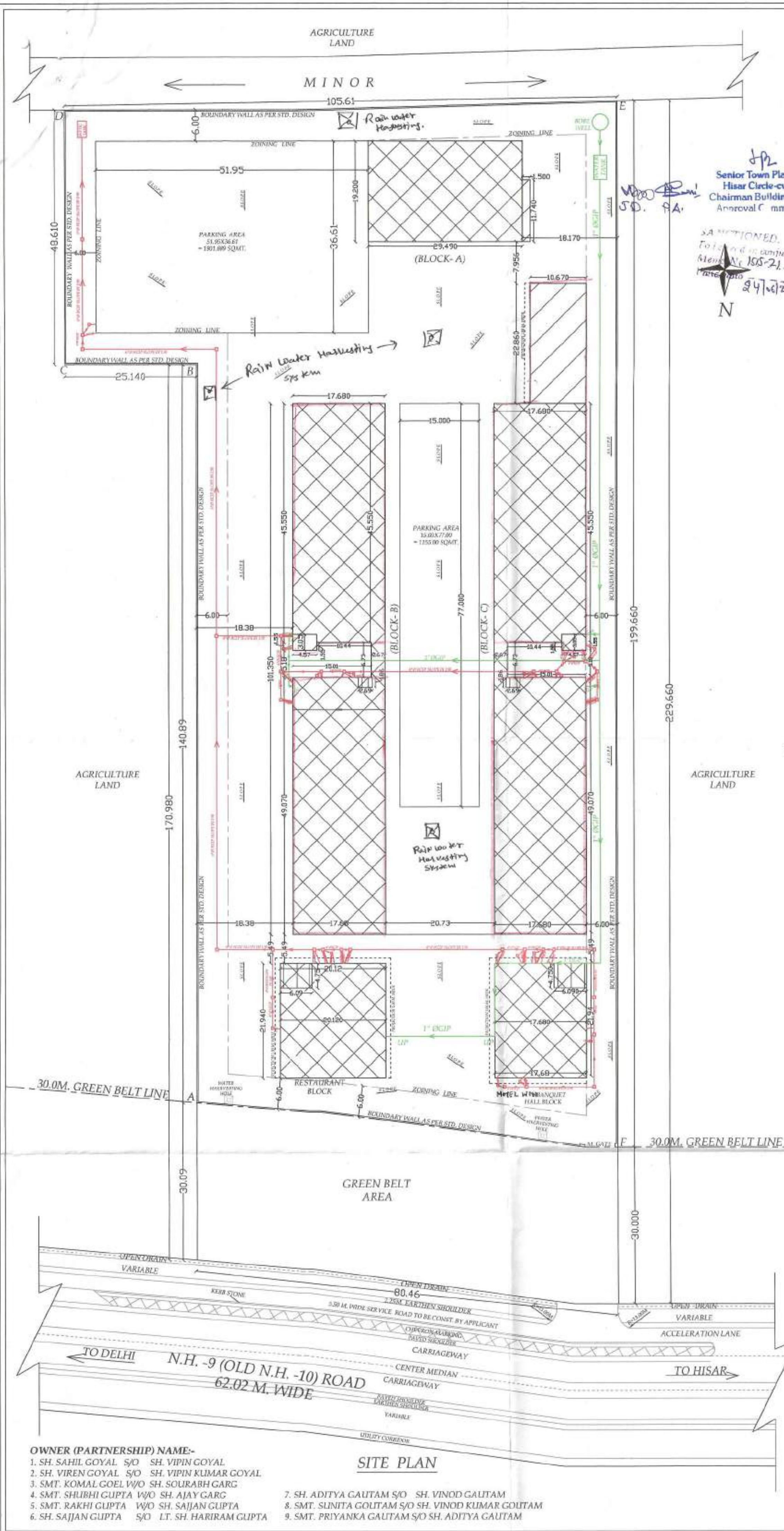
APPLICANT SIGN.

DRAWN BY:-
VIMAL KUMAR
+91 98024 - 64447

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
 BLOCK -A = 29.49 X 19.20 = 566.208 SQMT.
 BLOCK -B = 17.68 X 45.55 + 17.68 X 49.07 + 15514.57 = 805.324 + 867.557 + 7.083 = 1679.964 SQMT.
 BLOCK -C = 10.67 X 22.86 + 17.68 X 45.55 + 17.68 X 49.07 + 15514.57 = 243.916 + 805.324 + 867.557 + 7.083 = 1923.88 SQMT.

COMMERCIAL ACTIVITY COVD. AREA
 = 566.208 + 1679.964 + 1923.88 = 4169.052 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. STANDERD.
 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 INSTALATUON 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:-
 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

SITE PLAN
 7. SH. ADITYA GAUTAM S/O SH. VINOD GAUTAM
 8. SMT. SLINITA GOLITAM S/O SH. VINOD KUMAR GOUTAM
 9. SMT. PRIYANKA GAUTAM S/O SH. ADITYA GAUTAM