

Form of Sanction
(See Rule-4.2(4))

District Town Planner-cum-
Chairman Building Plan Committee,
Hisar.

Gitansh Motors Pvt. Ltd.
R/o #15, Atam Nagar, Ludhiana, Punjab

Sub:- Memo No. HR/DTPE/1000 Dated: 18/03/2021
Approval of Proposed Building Plan of industrial Unit Automobiles Service Garage and Display window in the revenue estate of village-Behbalpur and Dhingana, Tehsil & Distt. Hisar-(Gitansh Motors Pvt. Ltd)

Ref:- Your application dated 10-03-2021.
Permission is hereby granted for the aforesaid construction subject to the provision of the Punjab Scheduled Roads and Controlled area Restriction of Unregulated Development Act 1963, its rules and the condition laid down in the agreements and permission for change of land use granted vide Director, Town & Country Planning Haryana Chandigarh Memo No. **CLU/HR-1111A/CTP/5572/2021** dated **05-03-2021** for area falling in Khasra No. **107/2/2min, 45/9min** (4679.31sqmt.) in the revenue estate of village Behbalpur and Dingtana, Tehsil & Distt. Hisar and labour cess fee of Rs. 702603.00/- in favour of "Secretary Haryana Building and Others Construction Workers Welfare Board, payable at Chandigarh" and Rs. 7097/- in favour of "Director General, Town & Country Planning, Haryana, Chandigarh".

A-General

1. Validity of Building Plans-The plans are valid for the period only upto validity of change of land use permission granted i.e. for CLU permission granted vide DTCP memo no. **CLU/HR-1111A/CTP/5572/2021** dated **05-03-2021** validity is upto **04-03-2023**.
2. No addition or alternation in the building plans/layout plans shall be made without prior approval of DTCP/authorized officer. Further only figured dimension shall be followed and in case of any variation in the plan is required approval of DTCP or its authorized officer shall be prerequisite.
3. Rasta if any passing through the site shall be kept open.
4. No person shall occupy or allow any other person to occupy any new building or part of the same 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 having been completed in accordance with permission granted and an occupation certificate in prescribed form has been duly issued in your favour.
5. Before grant of occupation certificate you shall have to submit a notice of completion or the building in form BR-IV (B) along with BR-V-Z regarding completion or works described in the plan and it shall be accompanied by:-
 - (i) Structural stability certificate duly signed by both the recognized civil Engineer and proof consultant with experience of not less then 10 years in structural designs.
 - (ii) A clearance form fire safety from the concerned fire officer.
6. The open parking around the building blocks shall be metalled and properly organized.
7. The vehicle will not be parked outside the premises.

B-Structural safety

The structural responsibility of the construction shall be entirely of the owner/supervising architect/structural engineer of the project.

- (i) A certificate from a recognized architect/structural Engineer and proof consultant shall be submitted to the department and the structural design of the building is designed and built as per the provision of NBC and relevant code for all seismic loads and dead and live loads. Wind