

सेवा में

डिविजनल फोरेस्ट आफिसर,  
फतेहाबाद ।

विषय:— अप्रूवड साईड प्लान जमा करने हेतू ।

श्रीमान जी,

सविनय निवेदन है कि प्रार्थी ने मैसर्ज श्री गणेश इन्टरप्राईजिज, रतिया रोड फतेहाबाद का मैरिज पलेस की एन.ओ.सी. के लिए आपके विभाग में आवेदन किया हुआ है जिसमें आपके विभाग द्वारा अप्रूवड साईट प्लान मांगा गया है जो कि मैं इस पत्र के साथ सलंगन कर रहा हूं ।

इसलिए आपसे निवेदन है कि यह अप्रूवड साईट प्लान कार्यालय में जमा करके एन.ओ.सी. जारी की जाए ।

आपकी अति कृपा होगी ।

दिनांक : 1.1.2015

प्रार्थी



प्रभात कुमार पार्टनर  
मैसर्ज श्री गणेश इन्टरप्राईजिज  
रतिया रोड फतेहाबाद ।

**BR-III**  
(See Rule 44)

From

Senior Town Planner  
Hisar Circle, Hisar.

To

Sh. Ganesh Enterprises through Partner,  
Sh. Parbhat Kumar S/o Sh. Jiwan Dass,  
R/o Jawa Mohalla, Barwala, Hisar, Haryana

Memo No. 5138

Dated. 8/12/2014.

Sub: Approval of Building Plan of Banquet Hall area measuring 12145.52 Sqm.  
in the revenue estate of village Fatehabad-Sh. Ganesh Enterprises.

Ref: Your application dated 26-08.2014.

The Building Plan approval committee in its meeting held on 27-11-14 granted permission for the aforesaid construction on Banquet Hall in the area of 12145.52 Sq. Mtrs. (excluding area measuring 765.20 sq.mtr. falling within 45mtr. green belt along Fatehabad-Ratia road) in khasra nos. 119//7min, 8min, 9, 10 in the revenue estate of village Fatehabad, Distt. Fatehabad, Subject to the provisions of Punjab Scheduled Roads & Controlled Areas Restriction of Unregulated Development Act, 1963, the Rules 1965 framed there under and the conditions laid down in the agreement and permission for change of land use granted by the Director General, Town & Country Planning, Haryana, Chandigarh memo no. FT-110/JE (MS)-2014/14512 dated 3-07-14 along with special reference to the following conditions:-

**A-GENERAL**

- (i) The plans are valid for a period of two years from the date of issuance of sanction, subject to validity of change of land use permission granted for this project whichever is earlier, which is on dated 2-07-2016.
- (ii) No addition and alteration in the buildings plan/ layout plan shall be made without the prior approval of DGTCP/ authorized officer. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DGTCP/ authorized officer shall be pre-requisite.

- (iii) The revenue rasta, if any passing through the site shall be kept unobstructed.
- (iv) 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 as having been completed in accordance with the permission granted and an occupation certificate in prescribed form has been duly issued in your favour.
- (v) Before grant of occupation certificate, you shall have to submit a notice of completion of the building in form BR-IV(B) along with BR-V(2) regarding completion of works described in the plans and it shall be accompanied by.
- (vi) Structural stability certificate duly signed by both the recognized Structural Engineer and proof consultant.
- (vii) DPC certificate issued by Distt Town Planner, Fatehabad.
- (vii) A clearance from Fire Safety point of view from the Executive Officer, Municipal Council, Fatehabad.
- (viii) The open parking around the building blocks shall be metalled a properly organized.
- (ix) No parking is allowed outside the premises of CLU granted.
- (x) You will provide the ramp of handicapped person.

**B-STRUCTURAL SAFETY:**

The structural responsibility of the construction shall be entirely of the owner/ Supervising Architect/ Structural Engineer of the Project.

Further that:

- a) A Certificate from a recognized Architect, Structural Engineer and proof consultant shall be submitted to the department within 60 days of issue of this letter that the structural design of the building is designed and built as per the provision of NBC and relevant I.S. code for all seismic load, all dead and live loads, wind pressure and structure safety from earthquake of the intensity expected in this area at the time of obtaining completion certificate also.
- b) For buildings more than three storey high, foundations shall be designed after making standard tests or establishing the safe bearing pressure of the soil and the foundations shall be taken down to such a depth or so constructed as to render the building immune for damage from upheaval and movements due to seasonal variations in the content of the moisture in the ground.
- c) All material to be used for erection of building shall conform to I.S.I and NBC standards.

- d) No walls/ ceiling shall be constructed of easily inflammable material and staircases shall be built of the fire resisting material as per standard specifications.
- e) Every wall of a public building or domestic building (including a pier forming a part of the wall or a compound wall) shall be provided with a damp-proof course, except when build of materials such as cement concrete with or without the addition of any commercial samp proofing material.
- f) Material specified as damp proof course, shall be as indicated in the Haryana Public Works Deptt. Specifications, 1990 edition or a provided in National Building Code.

**C- FIRE SAFETY:**

- (i) 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/ regulations.
- (ii) Further, the owner shall also prepare and submit the plans in triplicate to Municipal Council, Fatehabad clearly marked and indicating the complete fire protection arrangements and means of escape/access for the proposed building with suitable legend and standard signs.
- (iii) On receipt of the above request, the M.C.Fatehabad 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 the M.C. Sirsa within a period of 90 days from the date of issuance sanction of building plans.
- (iv) Fire fighting system/ water storage tank etc. to be got approved from the competent authority.

**D- 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 uses on the top of the building block. The capacity of the tank as shown on the plans and down take system/ thereof are as under:-

Sr. No.	Name of building block	Capacity of tank for domestic use in ltrs.	Up pipe in mm	Down pipe in mm
1.	Main Building	5000	25	40/32/25
2.	U.G.T.	50000	-	-

- (ii) Inlet pipe from down take to toilet shall be 25/20/15 mm dia as shown on the plans and connection to each individual fixture shall be 15mm dia.
- (iii) The arrangement of potable water shall be made by the applicant at his own sources. The responsibility of any kind of water born diseases shall be rest with the owner.
- (iv) All the Public Health Works to be carried out under the Supervision of qualified Public Health Engineer and after completion of work, a certificate

from the Public Health Engineer to be obtained in respect that all the Public Health Works has been carried out under his Supervision, as per approved plan/ Specification and functional. The certificate required to be submitted to this office for inspection of works as site.

- (v) Roof Top Rain Water Harvesting System to be provided as per instructions and got approved after its completion.
- (vi) The arrangement of potable water supply shall be made by the applicant at his own sources. The responsibility of any kind of water born diseases shall be rest with the owner.

**E- SEWERAGE:**

- a) All sewerage line shall not be less than 150mm dia. S.W. pipes.
- b) All soil stack shall be 100 mm dia and all waste stack shall be 100 mm dia.
- c) Waste water pipe connecting FT to GT and FT to waste stack shall be 75mm dia.
- d) All soil pipes from W.C. to soil stack and W.C. to I.C. shall be 100mm dia.
- e) All W.C. shall be provided with high/ low levels flushing cistern of 8 ltrs. Capacity.
- f) You have proposed disposal of sewerage through existing tank thus it may be made clear to you that the same shall be provided as per IS norms and there will be no pollution due to disposal of sewerage.
- g) The septic tank shall have to be constructed at a minimum distance of 25 mtrs. away from the building line in any direction and 60 mtrs. away from water sources.
- h) The septic tank shall be constructed as per IS:2470(Part-I) 1985 and exact calculation of size shall be designed as given in the manual of sewerage and sewer treatment (Latest Edition) while calculating and designing the septic tank.
- i) The owner shall make suitable arrangement for disposal of effluent in accordance with the norms setup by Haryana State Board of Prevention and Control of Pollution for which necessary consent be obtained from the Haryana Pollution Control Board.

**F- STORM WATER DRAINAGE:**


- (i) All rain water stack pipes shall be 100/150mm dia pipes as shown on the plans.
- (ii) It is made clear to you that the roof top rain harvesting system shall be provided by you as per HUDA/ State Govt. norms and the same shall be maintained by you and shall be kept operational all the time.
- (iii) Before issuing the occupation certificate, the public health service complete as per proposal at site by the owner will be got checked from the office of Superintending Engineer, HUDA, Hisar as per Gazette notification dated. 31.10.01.

**G- OTHERS:**

- (i) 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.
- (ii) All pipes, fixtures, fittings, pumps, Gen. set and motor etc. shall be conforming to relevant IS specification and ISI marked.
- (iii) You shall have to pay the proportionate cost of External Development charges for water supply. Sewerage, Storm water, drainage, roads, bridges, community buildings, street lighting, horticulture etc. on gross average basis and when determined by HUDA/ State Govt. any other agency and will be binding upon you.
- (iv) It is made clear to you that you will be sole responsible for making connection with the master services, if provided by the State Govt./ HUDA/ any other agency at your own cost with the prior approval of the competent authority.
- (v) You shall obtain the clearance/ NOC as per the provisions of the notification no. S.O. 1533 (E) dated 14.9.06 issued by Ministry of Environment and Forest, Govt. of India before starting the construction/ execution of development work at site.
- (vi) As per Haryana Govt. Notification no. 22/52/05-5P dt.29.7.05 on energy conservation measures the solar water heating system will be provided by the applicant at his own sources in the building.
- (vii) If any infringement of bye-laws remains unnoticed, the department reserve 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.
- (viii) The HUDA has not responsible for providing any kind of facility to the above and site/ industry/ school institutions and owner will made own arrangement for all requirements/ drinking water/ sewerage disposal, roads vehicle parking area, bus que- shelter, street lights etc.
- (ix) The owner has to deposit the external development cost as and when demanded by HUDA.
- (x) The external services will be provided by HUDA as and when these services are available in the vicinity and no claim whatsoever will be made by the applicant in this regard.
- (xi) That the owner shall use only Compact Fluorescent Lamp (CFL) fitting for internal lighting as well as campus lighting.

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

DA/One set of building plan.

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

Endst. No.

Dated

A copy is forwarded to the following for information and necessary action.

1. Director General, Town & Country Planning, Haryana, Chandigarh w.r.t. his memo no. . FT-110/JE (MS)-2014/14512 dated 3-07-14 and FCTCP Memo No.MISC-2057-5/25/2008-2TCP dated 25.2.2010, applicant already paid cess amount Rs. 3525/- vide DD No. 249188 dated 17-11-14 & amount Rs. 349005/- DD No. 249187 dated 17-11-14. (Andhra Bank).
- 2- ~~Assessing Officer-cum~~ Deputy Director Industrial Safety & Health, Hisar.
3. Superintending Engineer, HUDA, Hisar w.r.t. his memo no. 7100 dated 9-10-14.
4. Distt.Town Planner, Fatehabad w.r.t. his memo no. 3065 dt. 24-09-14.

Senior Town Planner, Hisar-cum-  
Chairman, Building Plan Approval Committee.