

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

From

The Director,
Town and Country Planning,
Haryana, Chandigarh.

To

M/s Sant Garib Dass Educational & Chairtable Trust Regd.,
Village Ladrawan, Bahadurgarh,
Distt. Jhajjar.

Memo No: JH-566-SD(B)-2008 5/14

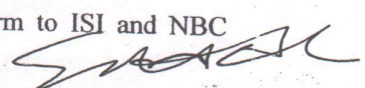
Dated:- 7-11-08

Sub :- Approval of Building Plans M/s Sant Garib Dass Education and Charitable Trust Vill. Ladrawan, Distt. Jhajjar For Engineering College.

Reference your application dated 29.8.2008 for permission to erect the Engineering College over an area of 50585 sq. mtrs. falling in khasras given in the CLU permission vide letter No. JH-556-8DP-2008/4166 dated 31.7.2008 in the revenue estate of Village Ladrawan, Distt. Jhajjar in the controlled area declared around High School village Ladrawan, Bahadurgarh in accordance with the plans submitted with it.

It is informed that the Building Plan Approval Committee in its meeting held on 5.9.2008 has granted permission for the aforesaid construction 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, Town and Country Planning, Haryana, Chandigarh vide his memo given above along with special reference to the following conditions:-

1. The plans are valid for a period of 2 years from the date of issuance of sanction subject to validity of change of land use permission granted for this project.
2. The structural design of the building shall be carried out in accordance with the provisions of NBC and relevant I.S. Code.
3. The structural responsibility of the construction shall be entirely of the owner/supervising architect/ Engineer of the scheme.
4. A certificate from a recognized structural Engineer that the building is designed as per relevant ISI code and NBC standard shall be submitted to the department within 60 days of issue of this letter.
5. All material to be used for erection of building shall conform to ISI and NBC standards.
6. No walls/ceiling shall be constructed of easily inflammable material and staircases shall be built of the fire resisting material as per standard specific to the building.


Chairman
SANT GARIB DASS EDU. &
CHARITABLE TRUST (Regd.)
LADRAWAN (JHAJJAR)

7. The building shall be designed for appropriate seismic loads, all dead and live load, wind pressure etc as per relevant I.S code and NBC standards. In all cases, normal strengthening to assist distress during earthquake shall be provided.

8- FIRE SAFETY:

a) You and 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.

b) Further, you shall also prepare and submit the plans to Executive Officer, Municipal Committee, Jhajjar plans in triplicate marked and indicating the complete fire protection arrangements and means of escape/ access for the proposed building with suitable legend and standard signs and symbols on the drawings. The same shall be duly signed/certified by the owner/Architect and a fire consultant, who shall supervise the same at the site.

9- No addition and alteration in the building plans/ layout plan shall be made without the prior approval of DTCP. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DTCP shall be pre-requisite.

10- 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.

11- 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.

12- Before grant of occupation certificate, you shall have to submit a notice of a completion of the building in form BR-IV regarding completion of works described in the plans and it shall be accompanied by:

a) DPC Certificate issued by D.T.P Jhajjar.

b) Structural stability certificate duly signed by the recognized structural Engineer/Architect.

c) A clearance from Fire Safety point of view from Executive Officer, Municipal Committee, Jhajjar.

13- The open parking around the building blocks shall be organized and properly

S. D. S.
 Chairman, Municipal Committee,
 SANT GARIB DASS (Regd.)
 CHAPRA TRUST (JHAJJAR)

14- WATER SUPPLY:

(i) The down take system shall be provided by you by providing clear water storage tank of not less than half day storage of water for domestic usage on the top of the building block. The capacity of the tank as shown on the plans and down take system/thereof is 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-	Block - 1	1 x 5500 Ltrs.	25mm	25/20mm
2.	Block - 2	1 x 5000 Ltrs.	25mm	-do-
3.	Block - A (Girls Hostel)	1 x 10,000Ltrs.	40mm	40/32/25/20mm.
4.	Block- B (Staff Quarters)	2 x 5000 Ltrs.	25mm	40/32/25/20mm.
5.	Block- C (Principal Res.)	1 x 7000 Ltrs.	40mm	-do-
6.	Block- D (Boys Hostel)	1 x 10,000 Ltrs	40mm	-do-
	U.G.T. (Domestic)	50,000 Ltrs.		

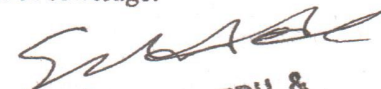
(ii) Inlet pipes from down take to toilet shall be 25/20/15 mm dia as shown on the plans and connection to each individual fixture shall be 15mm dia.

15. SEWERAGE:

- (I) All sewerage lines should not be less than 150 mm dia SW pipes.
- (II) All soil stack shall be 100 mm dia and all waste stack shall be 100 mm dia.
- (III) All soil pipe connection W.C to soil stack W.C to IC shall be 100 mm dia.
- (IV) Waste water pipes connecting F.T to G.T and F.T to waste water stack shall be 75 mm dia.
- (V) All W.C shall be providing with high/low levels flushing cistern. The capacity of flushing cistern shall be 8 liters.
- (VI) The firm has proposed disposal of sewerage through proposed septic 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:

(16) STORM WATER DRAINAGE:

- (i) All rain water stacks pipes shall be 100/150 mm dia as shown on the plans.
- (ii) It is made clear to you that roof top harvesting system shall be provided by you as per HUDA/State Govt. Norms.
- (iii) Roof top rain harvesting system shall be maintained by you as per norms


 Chairmen
 SANKAR DASS EDU. &
 CHARITABLE TRUST (Regd.)
 JADRAWAN (JHAJJAR)

(17) FIRE FIGHTING:-

It may be made clear to you that the appropriate provision for fire fighting arrangement as required in the NBC/ISI should be provided by the firm and fire fighting safety certificate shall be obtained before undertaking any construction. The firm will be sole responsible for fire fighting arrangement.

(18) 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 Motor etc. Shall be conforming to relevant IS specification and ISI marked.
- c) You will have to pay the proportionate cost of EDC for water supply, sewerage, storm water drainage, roads, bridges, community building, street lighting, Hort etc. on gross acreage basis as and when demanded by HUDA/State Govt. These charges will be modified as and when approved by the HUDA/State Govt. and will be binding upon the firm.
- d) It may be made clear to you that you will be solely responsible for making connection with the Master Services, if provided by the State Govt. /HUDA at your own cost with the prior approval of the competent authority.
- e) The water storage tanks and other plumbing works etc. shall not be shown on any face of the building but shall be suitably encased.
- f) No applied decoration like inscription, crosses, names of persons are permitted on any external face of the building.
- g) The name of the firm/building could be affixed on the external face of the building for which detailed elevations/ section showing the same would have to be got approval from the D.T.C.P. Haryana.
- h) You shall obtain the clearance / NOC as per provision of notification No.SO-1533(E) dated 14.9.2006 issued by the Ministry of Environment and Forest Govt. of India before starting the construction at site
- i) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- j) The use of solar water heating system as per norms specified by Haryana is mandatory and shall be made operational in building before applying for an occupation certificate.
- k) You shall use Compact Fluorescents Lamp fitting for internal use as well as campus lighting.

Chairman
 SANKAR DAS
 CHARITABLE TRUST (Pvt.)
 LADRAWAN (HARYANA)

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

DA/ - Building Plans

[Signature]

District Town planner (HQ),
Member Secretary,
For: Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee
dated: *[Signature]*

Endst. No:

A copy is forwarded to the following for information:-

- 1- Senior Town Planner, Rohtak with reference to his office memo no. 4532 dated 29/9/08.
- 2- Superintending Engineer (HQ) HUDA, Panchkula w.r.t his memo No- 14347 dated 4/9/08.
- 3- Distt. Town Planner, Jhajjar along with one set of building plans.

Encl: As above

District Town planner (HQ).
Member Secretary,
For: Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee.

[Signature]
Chairmen
SANT GARIB DASS EDU. &
CHARITABLE TRUST (Regd.)
LADRANAN (JHAJJAR)