

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

From

Senior Town Planner
Chairman, Building Plans Approval Committee
For Licensed Colonies /Controlled Area, Hisar.

To

Mansoon Buildwell Pvt. Ltd.,
216, Tower 2, DLF Corporate Greens,
Sector-74A, Gurgaon- 122004.

Memo No. 2574

Dated. 13-09-2023

Sub: Approval of Building Plan of Commercial site for an area measuring 0.7892 acres in Industrial Plotted Colony over an area measuring 15.90625 acres (License No. 151 of 2022 dated 29.09.2022) in Sector- 1, District Sirsa being developed by Mansoon Buildwell Pvt. Ltd.

Ref:- Your application received in this office on dated 13.06.2023 for permission to commercial site for an area measuring 0.7892 acres in Industrial Plotted Colony over an area measuring 15.90625 acres (License No. 151 of 2022 dated 29.09.2022) in Sector- 1, District Sirsa being developed by Mansoon Buildwell Pvt. Ltd in accordance with the plans submitted with it.

The Building Plan Approval Committee in its meeting held on 12.09.2023 has decided to accord approval of building plan for construct of aforesaid building over an area measuring 83.22.135 sqmt. (including basement) subject to the provisions of Respective Acts and Haryana Building Code- 2017 and the conditions laid down in the agreement and license permission granted vide Director, Town & Country Planning, Haryana, Chandigarh vide license no. 151 of 2022 dated 29.09.2022 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 letter.
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 / 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. *Am*

5. That you 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, you shall also prepare and submit the plans in triplicate to M.C. Sirsa/Fire Officer, Sirsa 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. Sirsa 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. Sirsa 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 byelaws 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. Sirsa.
 - 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. *Am*

12. As per report of SE, HSVP, Hisar bearing memo no. SE-HSVP-HSR-2023/CHD/195068 dated 12.09.2023, following conditions have been imposed:-

- a) The arrangement of potable water supply shall be made by you at your own sources i.e. tube well as per undertaking given by you. The responsibility of any kind of water born diseases shall be with you.
- b) The Rain Water Harvesting System to be constructed as per Norms of NBC/Haryana Building Code.
- c) You 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.
- d) 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, you have to deposit E.D.C. charges with HSVP.
- e) As per Haryana Govt. Notification no 22/52/05-5-P dated 29-07-05 on energy conservation measures. The Solar water heating system and lights will be provided by you at your own sources in the proposed building.
- f) The terms and conditions of Haryana Govt. Gazetted notification dated 03.09.2014 issued by Chief Administrator, HSVP, Panchkula regarding installation of Solar Photovoltaic Power Plant in various type of buildings shall be applicable to you as per falling category.
- g) The sewerage water will be treated as per norms set up by Haryana State Board for prevention and control of pollution which necessary consent be obtained from the Haryana Pollution Control Board.
- h) All the terms and conditions of License shall be applicable to you as imposed by this office.
- i) You shall be provided dual button cistern as per Govt. instructions.
- j) The WC's, toilets and Urinals shall be provided/constructed by you as per National Building Code Norms.
- k) That the work of Public Health Services be got executed as per standard design and PWD P.H. Specifications.
- l) The gradient in drainage pipes shall be given at site as per P.H. norms/approved building plan.
- m) The top level of inspection chamber and gully traps, septic tank etc. shall be kept higher than the highest flood level of the area.
- n) The whole water supply, sewerage and drainage installation installed by you shall be got inspected by SE, HSVP, Hisar office from time to time.
- o) Before issuing the Occupation Certificate, the Public Health Services complete as per proposal at site by you shall be got checked by SE, HSVP, Hisar office as per gazette notification dated 31.10.2001.
- p) All the Fire Fighting System may be checked from the competent Authority. 

- q) The terms and conditions of already occupied area will also be applicable.
13. **Environment** That you shall strictly comply with the directions of MOEF Guidelines, 2010 while raising construction. In addition, you shall comply with the instructions of Director, Town & Country Planning, Haryana, Chandigarh issued vide order dated 14.05.2015, available on the Departmental Website www.tcpharyana.gov.in at URL: <https://tcpharyana.gov.in/Policy/Misc392%20OA%20No.%202120of%202014%20Vardhaman%20Kaushik%20Vs.%20UOI%20ors.%20pdf%20in%20compliance%20of%20the%20National%20Green%20Tribunal%20in%20OA%20No.%2021%20of%202014.pdf> orders dated 10.04.2015 passed by Hon'ble National Green Tribunal in OA No. 21 of 2014, which as under:-
- (i) You shall put tarpaulin on scaffolding around the area of construction and the building. You are also directed that you shall not store any construction material particularly sand on any part of the street/roads.
 - (ii) 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 the Air in any form.
 - (iii) All the construction material and debris shall be carried in the trucks of 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.
 - (iv) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
 - (v) The vehicles carrying construction material and construction debris of any kind should be cleaned before it is permitted to ply on the road after unloading of such material.
 - (vi) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided of such with mask to prevent inhalation of dust particles.
 - (vii) 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 relating to dust emission.
 - (viii) It shall be the responsibility of every owner/builder to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of Hon'ble NGT order dated 10.04.2015 referred above.
 - (ix) All to take appropriate measures and to ensure that the terms and conditions of the Hon'ble NGT order dated 10.04.2015, referred above in OA No. 21 of 2014 and the earlier orders passed in said case should strictly comply with by fixing sprinklers, creations of green air barriers.
 - (x) Compulsory use of wet jet in grinding and stone cutting.
 - (xi) Wind breaking walls around construction site. *An*

- (xii) That you shall ensure that least dust has emitted into air/atmosphere and all steps and all steps are taken to prevent the same.
- (xiii) That all the builders, who are building commercial, residential complexes which are covered under the EIA Notification of 2006, shall provide green belt around the building that they construct and compliance of the same shall be ensured prior to issuance of occupancy certificate.
- (xiv) If any person, owner and or builder is found to be violating any of the conditions stated in this order and or for their non-compliance such person, owner, builder shall be liable to pay compensation of Rs 50,000/- per default in relation to construction activity at its site and Rs 5,000/- for each violation during carriage and transportation of construction material, debris through trucks or other vehicles, in terms of Section 15 of the NGT Act on the principle of Polluter Pay. Such action would be in addition not in derogation to the other action that the Authority made take against such builder, owner, person and transporter under the laws in force.
- (xv) All the owners/builders shall ensure that C&D waste is transported in terms of this order to the site in question only and due record in that behalf shall be maintained by the builders, transporters and NCR of Delhi.
- (xvi) It is made clear that even if constructions have been started after seeking Environmental Clearance under the EIA notification 2006 and after taking other approval but is being carried out without taking the preventive and protective environmental steps as stated in above said order dated 10.04.2015 passed by NGT and MOEF guidelines, 2010, the State Government, SPCB and any officer of any Department as afore-stated shall be entitled to direct stoppage of work.

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

DA/ A set of Building Plan.


Senior Town Planner,
Hisar Circle, Hisar

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

Dated:

Endst. No.:

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

1. Director General, Town and Country Planning, Haryana, Chandigarh. The applicant has deposited labour cess amount of Rs. 1456194.96+1456194.96=2912389.92/- in favour of Secretary, Haryana Building & Other Construction Workers Welfare Board and Rs. 14709.04+14709.04=29418.08/- in favour of Director, Town & Country Planning, Haryana, Chandigarh vide transaction No. TOWNPLAN3000083532 dated 17.08.2023 19:14:02, TOWNPLAN3000083714 dated 22.08.2023 22:07:49.
2. The Secretary, Haryana Building and Other Construction Workers' Welfare Board, Bays No. 29-30 (Pocket II), Sector 4, Panchkula.
3. Superintending Engineer, HSVP, Hisar Circle, Hisar w.r.t. his memo no. SE-HSVP-HSR-2023/CHD/195068 dated 12.09.2023.
4. District Town Planner, Sirsa w.r.t. his office memo No. SA/DTP-P/1764/2023 dated 17.07.2023.
5. Assessing Officer-cum-Deputy Director Industrial Safety & Health, Hisar.
6. Fire Officer, Fire Station, Sirsa.
7. 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.

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