

Regd.

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA,
Nagar Yojna Bhavan, Block-B Madhya Marg, Sector 18, Chandigarh.
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Web Site: www.tcpharyana.gov.in

Memo No. LC-1566 Vol-II/JD(SP)/2025/ 48979 Dated: 23-12-25

To

Smt. Sarita Rao W/o Sh. Sunil Kumar,
#99, Shastri Nagar Arainpura Road,
Bhagat Ram Colony, Gharaunda
District Karnal-Haryana.

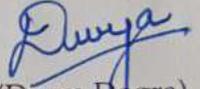
Subject: Request for permission to up-grade Primary School measuring 1.07 acre to Senior Secondary School forming part of Residential Plotted Colony measuring 50.543 acres bearing Licence No. 188 of 2008 dated 08.11.2008 in the revenue estate of village Gharaunda, Sector 9, Gharaunda, District Karnal - Crown Promoters & Developers- Smt. Sarita Rao W/o Sh. Sunil Kumar.

Ref: - Your application dated 30.10.2025.

Your application for up-gradation of Primary School site measuring 1.07 acre to Senior Secondary School has been examined in view of notification dated 16.04.2021 of Education Department, Haryana regarding revised land norms for private school and has been approved in-principle for the purpose of inviting objections and submission of necessary compliances, subject to the following conditions:-

- (i) That you shall invite objections regarding the said up-gradation through an advertisement to be issued in at least in three National newspapers widely circulated in District, of which one should be in Hindi Language, within a period of 10 days from the issuance of this in-principle approval.
- (ii) A copy of the earlier approved site plan shall be hosted on the website of the developer company as well as your school website and site office for information of all allottees/stakeholders.
- (iii) That you shall submit certificate from Senior Town Planner, Panchkula about hosting the site plan on the website of the School and developer company as well as site office.
- (iv) That the stakeholders may be granted 30 days' time to file their objections in the office of Senior Town Planner, Panchkula.
- (v) The objections received, if any, shall be examined by the office of Senior Town Planner, Panchkula. Senior Town Planner, Panchkula shall give an opportunity of hearing to the applicant and objector to explain their position regarding up-gradation and shall submit the recommendation to the Competent Authority, within a period of 90 days from the issuance of the advertisement.
- (vi) That the applicant as well as developer company shall submit a report clearly indicating the objection(s), if any, received by him from the general public.
- (vii) That you shall deposit the IAC charges amounting to Rs. 0.535 lacs, before grant of final permission of up-gradation of Primary School to Senior Secondary School.

Thereafter, "Final" approval of the "Provisional" up-gradation of Primary School measuring 1.07 acre to Senior Secondary School along with sanction letter will be conveyed after examination of the objections, if any received in this regard from allottees/stakeholders.



(Divya Dogra)

District Town Planner (HQ),
For Director Town and Country Planning,
Haryana, Chandigarh

Endst. No. LC-1566-Vol-II/JD(SP)/2025/_____ Dated:- _____

A copy is forwarded to the following:-

1. Senior Town Planner, Panchkula with the request to send your report after end of thirty days period from the issuance of advertisement seeking objection regarding up gradation of school site, to enable final decision on the matter.
2. District Town Planner, Karnal.
3. Crown Promoters & Developers, B-1/D-1, Mohan Co-operative Ind. Estate, New Delhi-110001.
4. PM(IT), Nodal Officer, Website updation with a request to host the same on website of the Department.



(Divya Dogra)

District Town Planner (HQ),
For Director Town and Country Planning,
Haryana, Chandigarh

OFFICE OF THE SENIOR TOWN PLANNER, PANCHKULA
DEPARTMENT OF TOWN AND COUNTRY PLANNING, HARYANA, CHANDIGARH
C-3, HSVP COMPLEX, 4th BUILDING, 1st FLOOR, SECTOR-6, PANCHKULA
Email- stp1.pkl.tcp@gmail.com ☎ 0172-2560217 (O)

BR-III
{See Code 4.2(4)}

To

✓ Smt. Sarita Rao W/o Sh. Sunil Kumar,
R/o # 99, Shastri Nagar, Arainpura Road,
Bhagat Ram Colony, Gharaunda,
Karnal, Haryana.

Memo No.STP(P)/BP-103/2025/ 3138

Dated:- 28.10.2025

Subject: Approval of Revised Building Plan of Primary School site in Crown City over an area measuring 1.07 acres in the revenue estate of Sector-09, Gharunda, District Karnal.

Reference: Your request received in this office on 16.07.2025.

Reference your application dated 16.07.2025 for permission/approval of Revised Building Plan of Primary School site in Crown City over an area measuring 1.07 acres in the revenue estate of Sector-09, Gharunda, District Karnal in accordance with the plans submitted with it.

Permission is hereby granted for the aforesaid construction, subject to the provisions of Haryana Building Code-2017 and the following amendments time to time, terms and conditions:-

- A. The plans are valid for a period of 2 years from the date of issuance of these plans.
- B. The structural responsibility of the construction shall be entirely of the owner/supervising Architect/ Engineer of the scheme.

FURTHER THAT:-

1. All material to be used for erection of building shall conform to BIS and NBC standards.
2. No wall/ceiling shall be constructed of easily inflammable material and staircases shall be built of the fire resisting material as per standard specification.
- C. **FIRE SAFETY:**
 1. The owner will ensure the provision of proper fire safety measures in the multi storey buildings confirming to the provisions of Haryana Building Code-2017/National Building Code of India and the same should be got certified from the competent authority.
 2. Electric substation/generator room if provided should be on solid ground near DG/LT. Control Panel on ground floor and it should be located on outer periphery of the building, the same should be got approved from the competent authority.



3. Further, you shall also prepare and submit the plans to Executive Officer, Municipal Committee, Karnal in triplicate duly 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 drawing and copy of these approved plans shall be submitted in Superintending Engineer, HSVP, Circle, Karnal as well as in this office within sixty days. The same shall be duly signed/certified by owner/Architect and a fire consultant who shall supervise the same at the site.
- D. No addition and alteration in the building plans/ layout plan shall be made without the prior approval of Director, Town and Country Planning Department, Haryana, Chandigarh. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of Director, Town and Country Planning, Haryana, Chandigarh shall be pre-requisite.
 - E. 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.
 - F. 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.
 - G. Before grant of occupation certificate, you shall have to submit a notice of a completion of the building in form BR-IV (B) regarding completion of works as prescribed in Haryana Building Code-2017.
 - H. The open parking around the building blocks shall be metalled and properly organized.
 - I. **PUBLIC HEALTH SERVICES:-**
 1. There is external water supply system lying by the owner of Residential Plotted Colony, Sector-9, Gharunda Karnal being developed by Crown City.
 2. The permission to install the tube well will be obtained by the owner, in case of further requirement, from the concerned authority.
 3. The certificate regarding pot-ability of drinking water may be obtained from the approved water test laboratory.
 4. The potable water for drinking purpose shall be arranged by owner at his own cost for supply of portable water R.O. system will be installed for treatment of water by the owner at his own cost if required.
 5. Owner shall connect sewerage system with the main sewer line of the Residential Plotted Colony as proposed.



6. Owner shall make suitable arrangement for disposal of the effluent in accordance with the norms set up by Haryana State Pollution Control Board and shall not discharge effluent in open/plain ground.
 7. That the owner shall not discharge effluent in plane/open ground and all restriction/rules of water pollution control board will be applicable.
 8. Dual button or lever flushing cistern system of 6/3 ltrs. Capacity shall be used in toilets with sanitary appliances of equivalent capacity. No part of the water closet apparatus shall be directly connected with water supply distribution pipe. Dual plumbing system will be installed as per instruction of Govt. Haryana.
 9. The drain with MS grating connected with the SWD line should be constructed in front of gate to avoid the flushing water on the road.
 10. The recharge bore well shall be constructed for discharge of roof rain water and should be as per standard design approved by Central Ground Water Authority.
 11. Preventing breeding of mosquitoes to covering water storage tanks in residential/commercial buildings with tight lids and improving water storage practices at house-hold level as directed by Director, Health Services (VBD) Haryana Panchkula.
 12. HSVP shall not provide any kind of facility to the above said site and has to made its own arrangements.
 13. That the work of P.H. services be got executed as per standard design & specification.
 14. The road of adequate strength & durability shall be constructed with proper crust design duly vetted by the competent structural designer.
 15. The directions/instructions issued by Hon'ble NGT in order dated 16.03.2015 as well as order dated 10.04.2015 circulated by HSPC Board, Panchkula vide his letter No. 2138 dated 18.04.2015 may be complied strictly by the owner/developer.
 16. Before issuing the Occupation Certificate, the public health services complete as per proposal at site by the owner will be got checked from the O/o Superintendent Engineer, HSVP, Karnal, as per Gazette Notification dated 31.10.2001.
- J. In compliance of order dated 10.04.2015 of Hon'ble National Green Tribunal in OA No. 21 of 2014 -Vardhman Kausik V/s UOI:-
1. The owner of site would strictly comply with the directions contained in this order as well as the MOEF guidelines, 2010 while raising construction.
 2. That while raising construction builder or owner of site should strictly adhere to and comply with the directions contained in this order of the Tribunal as well as MOEF guidelines, 2010 in relation to precautions required to be taken while carrying on construction.
 3. The builder or owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including builder, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.



4. 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.
5. 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.
6. The dust emission from the construction site should be completely controlled and all precautions taken in that behalf.
7. 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.
8. 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.
9. 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.
10. It shall be the responsibility of every 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 this order.
11. Take appropriate measures and ensure that the terms and conditions of the earlier order and these orders should strictly comply with by fixing sprinklers, creations of green air barriers.
12. Compulsory use of wet jet in grinding and stone cutting.
13. Wind breaking walls around construction site.
14. 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. The authorities shall ensure that such green belt in existence prior to issuance of occupancy certificate.

K. GENERAL:-

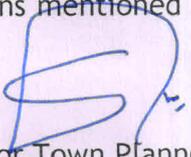
1. Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn according to scale as mentioned in the Haryana Building Code-2017.
2. No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external face of the building.
3. The name of the Institution/building shall be affixed on the external phase of the building for with detailed elevation/section showing the same would have to be got approved from Town & Country Planning Department.
4. The building design for the permissible covered area shall be submitted as a whole and not in parts.
5. Norms for differently abled persons shall be followed as per Chapter-9 of the Haryana Building Code-2017.
6. All pipes, fixtures, fitting, pumps, Gen. set and filtration plant etc. shall be conforming to relevant IS specification and ISI marked.
7. The rain water harvesting system will be provided as per norms.



8. The rain water harvesting system shall be provided as per central ground water authority norms/Haryana Government notification as applicable.
9. You shall have to pay the proportionate cost of external development charges for water supply, Sewerage, Storm Water Drainage, roads, bridges, community building, street light and hort. Etc on gross average basis as and when determined by the HSVP/State Government. These charges will be modifiable as and when approved by the HSVP/Hr Govt. and will be binding upon you.
10. The water storage tanks and other plumbing works etc. shall not be shown on any face of the building but shall be suitably encased.
11. That the applicant shall use only Light Emitting Diodes (LED) fitting for internal lighting as well as Campus lighting.
12. That the owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
13. That the owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5Power dated 21.08.2016 issued by Haryana Government Renewable Energy Department.
14. Garbage collection centre of appropriate size shall be provided within the site.

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

DA/One set of Building Plans


Senior Town Planner,
Panchkula Circle,
Panchkula
Dated:-

Endst. No.STP(P)/BP-103/2025/

A copy is forwarded to the following for information:-

- 1- The Director, Town & Country Planning, Haryana, Chandigarh.
- 2- Superintending Engineer, HSVP, Karnal w.r.t his office memo No. 237975 dated 18.07.2025.
- 3- District Town Planner, Karnal w.r.t his office memo No. 5129 dated 13.08.2025 alongwith a set of building plans.
- 4- Regional Officer, Haryana State Pollution Control Board, Yamuna Nagar with a request to monitor and ensure strict compliance of the order dated 10.04.2015 of National green Tribunal being the statutory authority in this regard.

Encl: as above


Senior Town Planner,
Panchkula Circle,
Panchkula