

TOWN & COUNTRY PLANNING NOC

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Form-12

Form of application for permission under sub-section (2) of section 15-A or clause (a) of section 16 or sub-section (1) of section 30 or section 30-A (beyond the limits as specified under section 30-A) of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977) for Development of Land / Construction of Building.

Applicant Details

SL#	Applicant Name	Guardian Name	Applicant Mobile No.	Adhaar No.
1	Mr. Brij Bhushan Kaushal	S/o Bishan Dass	9418200052	850917481334





Email ID	: associatesvastukar@gmail.com
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Reference No.	: 02202202066
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Address Details

Correspondence Address		Permanent Address	
Name	: Mr. Brij Bhushan Kaushal	Name	: Mr. Brij Bhushan Kaushal
Guardian Name	: S/o Bishan Dass	Guardian Name	: S/o Bishan Dass
State	: Himachal Pradesh	State	: Himachal Pradesh
District	: Mandi	District	: Mandi
Tehsil	: Sundernagar	Tehsil	: Sundernagar
Town/Village/Ward	: 4	Town/Village/Ward	: 4
Address	: House No. 316/4, Near Petrol Pump, PO Sundernagar	Address	: House No. 316/4, Near Petrol Pump, PO Sundernagar
PIN	: 175018	PIN	: 175018

Description of land proposed for Development of Land/Construction of Building

Mohal/Muzza/Phati/Up Mohal	: Pung	Khata No	: 549/734
Khatauni No.	: 734	Ward	: 4-Salah
Khasra No	: 2893/2178/1	Area (sq.m)	: 977.00
Total Plot Area(sq.m)	: 977.00	Whether Subdivision Approved	: No
Property is ancestral	: Yes	Ancestral property supporting document	: 
District	: Mandi	ULB	: Municipal Council Sundernagar
Applied land use	: Public & Semi Public	Maximum Permissible Ground Coverage(in Sq.mt.)	: 450.00
Proposal submitted for	: Approval of map	Property Type	: Private
Map Location	: --		
No. of Blocks	: 1	Type of construction	: Educational Building/Police/Fire Station/Medical/Community Hall/others
Plot Area For Sub-division/Development Activity (sq.m)	: 977.00		

Details of Block 1

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Sl#	Floor Type	Floor Area Sq. m.	Floor Use Type	Parking Area Sq. m.	Exemption
1	Ground Floor	160.00	Residential	0.00	No
2	1st Floor	200.00	Residential	0.00	No
3	2nd Floor	245.00	Commercial	0.00	No
4	3rd Floor	421.00	Commercial	0.00	No
5	4th Floor	395.00	Commercial	0.00	No
6	5th Floor	283.00	Commercial	0.00	No


Plot Details

Whether Change of Land use Involved	:	No	Type of CLU Involved	:	--
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Empanelment of private professional


Name	:	naresh kumar verma	Registration No	:	RP1321/2020
Private Prof. Mobile No.	:	--			
Class	:	A	Plan Date	:	22-Dec-2022
Address	:	Krishna Niwas, Town/Village-Rajhana, Dist-Shimla, State-Himachal Pradesh, PIN-171009			
Certification Certificate	:				

Structural Engineer Information

Name	:	Sanjay Kumar	Registration No.	:	RS0129/2019
Mobile No.	:	9805879111	Plan Date	:	
Address	:	Po- Sunder Nagar-1, Town/Village-Pungh, Dist-Mandi, State-Himachal Pradesh, PIN-175018			
Structure Stability Certificate	:				

Checklist

Sl#	Description	As per regulations	As proposed	Remarks	Relaxation
1	Type of Area	Non-Core	Other		
2	Total Plot Area (in sq.mt.)	500 (Minimum)	977.00		
3	Ownership & Revenue documents	Required	Submitted		
4	Land-use	As per Regulation	Public and Semi-Public		
5	F.A.R.	1.75	1.74		
6	Built up area(in sq.mt.)	1709.75	1704.00		
	Set backs (Sq. m.)				
	Front	8 (Minimum)	12		
7	Rear	3 (Minimum)	3		
	Left Side	2 (Minimum)	2		
	Right Side	2 (Minimum)	2		
8	Number of storey	Strictly upto FAR and upto the height of 21 meter	6		
	Public path/Public road existing at site				
9	Existing at site	3 meter minimum (Minimum)	12		
	Shown in Tatima	Required	Submitted		
10	Parking provision	Mandatory if feasible	Proposed		
11	Whether any HT/LT Line, crossing over the proposed		No		



Sl#	Description	As per regulations	As proposed	Remarks	Relaxation
	land				
	Forest Boundary/STP		No		
12	Whether plot is Abutting to Forest Boundary		No		
13	Whether plot is Directly abutting with National Highway/State Highway/Bypass/Other H.P. Public Department Schedule road	NOC from the competent authority along with Site plan			
14	Whether proposed plot is abutting to natural stream Distance from Nullah (Meter) Distance from Khud/HFL of River (Meter)		5 5		
15	Whether any Pipeline/Sewerage line crossing or passing through the plot		No		
16	Provision of Solar Passive Building	Mandatory if within Urbanizable limit.	Yes		
17	Provision of barrier free access for persons with disability		No		
18	Whether the Proposed Plan is above the road level on Valley Side.	No			
19	Whether proposed Plan is located in Sinking and Sliding area.		No		
20	Rain water harvesting tank provision	Required @ 20 ltr per roof top area	50000		
21	Number of Dwelling Units	--	4		
22	Whether muck to be disposed at the dumping site of M.C.?		Yes		
23	Muck to be disposed(in Cubic mt.)		1		
24	Whether proposed plan have provision of soak pit		Yes		
25	Risk based Classification of building Whether building with communication tower Whether proposal is for Group Housing Scheme Whether building raised on land fill Whether building raised on reclaimed land		No No No No		No

Sl#	Description	As per regulations	As proposed	Remarks	Relaxation
26	General requirements				
	Slope of land(Degree)	45 (Maximum)	40		
	Height of parking floor(Meter)	4	0		
	Height of slopping roof(Meter)	2.75 (Maximum)	2.75		
	Height of floor(Meter)	3.5 (Maximum)	3.5		
	Height of building(Meter)	21 (Maximum)	20.60		
	Maximum hill cut(Meter)	3.50	3		
	Distance between two blocks(Meter)	5 (Minimum)	0		
	Plinth height(Meter)	2 (Maximum)	0.6		
	Height of Service floor(Meter)	--	0		
Equivalent car Space	--	68			
Buildable width	5 (Minimum)	10			
27	Photograph's of site	Required			
28	Any other information		Nil		

Documents / Maps

Jamabandi Document	: 		Conveyance deed/sale/lease	: 
Demarcation Report	: 		Tatima Document	: 
Proposed Consolidated Map1	: 			
Muck disposable quantity Plan	: --			
Property Tax NOC	: --		NOC from Fire Plan	: --
Contour Plan	: 			
Location Plan	: 		Site Plan	: 

Other Documents

Affidavit regarding Surrender of Path	: 		NOC from HPPCB	: --
Registration Certificate from industry Department	: --		Any other NOC	: 
Any other Affidavit	: --			
Whether Agriculturist Himachali	: Yes			
Whether belong to BPL/IRDP	: No			
Remarks	: Reply / Compliance of Observation-1 by MC Sundernagar:- NOC from MC Sundernagar is to be attached herewith for your end and kindly approval, please. (Kindly find attachment at Surrender of Path in Other Documents)			

Payment details

Floor No.	Floor Use Type	Area Sq. m.	Unit Price ()	Price ()
Block- 1 Ground Floor	Residential	160.00	8.00	1280.00
Block- 1 1st Floor	Residential	200.00	8.00	1600.00
Block- 1 2nd Floor	Commercial	245.00	10.00	2450.00
Block- 1 3rd Floor	Commercial	421.00	10.00	4210.00
Block- 1 4th Floor	Commercial	395.00	10.00	3950.00
Block- 1 5th Floor	Commercial	283.00	10.00	2830.00
Builtup Total				16,320.00
Processing Fee				0.00

Floor No.	Floor Use Type	Area Sq. m.	Unit Price ()	Price ()
				250.00
				497.10
				17,067.10