

FORM BR-VI

[See Rule-47 (1)]

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO No.71-75, SECTOR-17C, CHANDIGARH.

Tele-Fax: 0172-2548475; Tel.: 0172-2549851, E-mail: tcphry@gmail.com

Website www.tcpharyana.gov.in

Memo No. ZP-324/AD (RA)/2016/

9319

Dated

12/5/2016

To

KLJ Developers Pvt. Ltd.
(formerly known as SHV Buildwell Pvt. Ltd),
KLJ House, 63, Rama Marg,
Najafgarh Road, New Delhi- 110015.

Whereas KLJ Developers Pvt. Ltd has applied for the issue of an occupation certificate in respect of the buildings described below after considering Fire NOC by Director, Haryana Fire Service, Haryana, Panchkula, Environment Clearance by Ministry of Environment and Forests, Government of India, Certificate of Registration of Lifts by Executive Engineer/cum-Lift Inspector, Electrical Inspectorate, Haryana, Hisar, Consent to establish from Pollution Angle from Haryana State Pollution Control Board, Panchkula, Structure Stability Certificate by Sh. Mahavir Prasad, M.Tech (Structure) and Public Health Functional report from C.A., HUDA, Panchkula and S.E. (HQ), HUDA, Panchkula, I hereby grant permission for the occupation of the Buildings after charging the composition charges amounting to ₹ 94,360/- (including Tower- A4) for the variations vis-à-vis approved building plans subject to the following conditions:-

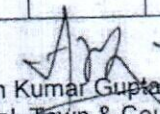
1. The building shall be used for the purposes for which the occupation certificate is being granted and in accordance with the uses defined in the approved Zoning Regulations/Zoning Plan and terms and conditions of the licence. Any violations of this condition shall render this occupation certificate null and void.
2. That you shall abide by the provisions of Haryana Apartment Ownership Act, 1983 and Rules framed thereunder. All the flats for which occupation certificate is being granted shall have to be compulsorily registered and a deed of declaration will have to be filed by you within the time schedule as prescribed under the Haryana Apartment Ownership Act 1983. Failure to do so shall invite legal proceedings under the statute.
3. That you shall be fully responsible to supply of water as per norms till such time the colony is handed over after final completion. Till a regular piped supply is made available to the colony by HUDA, as agreed by you, you shall bring the potable water through tankers. Further, you will not charge extra charges from allottees more than the charges levied by HUDA for providing the water. You shall apply for water connection within 15 days, whenever the regular piped supply line is laid by HUDA upto colony.
4. That you shall be solely responsible for disposal of sewerage and storm water of your colony till such time these services are made available by HUDA/State Government as per their scheme.
5. That you shall obtain the connection for disposal of sewerage and drainage from HUDA within 15 days after laying the services to the point of external services on payment of prescribed fee and charges including the cost of such connection. You shall also maintain the internal services to the satisfaction of the Director till the colony is handed over after granting final completion.
6. That in case some additional structures are required to be constructed as decided by HUDA at later stage, the same will be binding upon you.
7. That you shall maintain roof top rain water harvesting system properly and keep it operational all the time.
8. The basements and stilt shall be used as per provisions of approved zoning plan and building plans.
9. That you shall comply with all the conditions laid down in the memo no. DFS/FA/2015/282/2745 dated 13.01.2016 of Director, Haryana Fire Service, Haryana, Panchkula with regard to fire safety measures.
10. You shall comply with all the conditions laid down in Form-D issued by Executive Engineer/cum-Lift Inspector, Electrical Inspectorate, Haryana, Red Cross Society Building, Hisar.
11. That you shall comply with all the stipulations mentioned in the Environment Clearance issued by Ministry of Environment and Forests, Government of India vide No. 21-837/2007-IA.III dated 19.03.2008.

12. That you shall comply with all the stipulation mentioned in the NOC issued by AAI vide letter no. AAI/NOC/2011/204/1833 dated 16/22.06.2011.
13. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
14. That the outer facade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
15. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
16. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.
17. That you shall impose a condition in the allotment/possession letter that the allottee shall use Light-Emitting Diode lamps (LED) for internal lighting, so as to conserve energy.
18. That you shall apply for connection for services within 15 days from the date of issuance of occupation certificate and shall submit the proof of submission thereof to this office.
19. That the Service Plans/Estimates for electrical infrastructure shall be submitted to the concerned authority within sixty days of this approval and submit the approval of the same to the Department before applying the completion certificate of the colony under Rule-16 of the Haryana Development and Regulation of Urban Areas Rules, 1976.
20. The community building/buildings shall be constructed by the colonizer/owner as per provisions of The Haryana Development and Regulation of Urban Areas (Amendment and Validation) Act No. 4 of 2012, failing which, the said site shall vest with the Government.
21. That you shall provide the Solar Power Plant as per provision of Notification No. 19/4/2016-5 Power dated 03.03.2016 of Haryana Government Renewable Energy Department.
22. That provision of parking shall be made within the area earmarked/ designated for parking in the colony and no vehicle shall be allowed to park outside the premises.

DESCRIPTION OF BUILDING

- Total area of the colony = 9.56875 acres.
- Licence No. 227 of 2007 dated 22.09.2007 & Licence No. 116 of 2012 dated 19.11.2012, Sector-15, Bahadurgarh.
- Occupation Certificate is granted for following towers as per following details:-

Tower No.	Number of units	Height/G+ mtrs/	FAR Sanctioned		FAR Achieved	
			%	Area in Sqm.	%	Area in Sqm.
A3	52	49.65 mtrs/ S+12	12.958	4806.443	12.963	4808.243
A5	54	49.50 mtrs/ S+14	13.398	4969.809	13.403	4971.609
A6	48	46.50 mtrs/ S+13	11.924	4422.895	11.929	4424.69
A7	48	38.60 mtrs/ S+12	11.831	4388.317	11.835	4390.12
EWS Block (S+3)	39	13.45 mtrs/ S+3	2.631	976.09	2.631	976.09
Total	202 Nos. Main Dwelling Units and 39 Nos. EWS Flats		52.742	19563.554	52.761	19570.752


 (Arun Kumar Gupta, IAS),
 Director General, Town & Country Planning,
 Haryana, Chandigarh.

Endst. No. ZP-324/AD (RA)/2016/_____ Dated _____

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

1. C.A., HUDA, Panchkula with reference to his office memo No. 16351 dated 31.12.2015.

2. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo No. 99 dated 24.2.2016.
3. Senior Town Planner, Rohtak with reference to his office memo No. 2396 dated 22.12.2015 and 409 dated 24.02.2016.
4. District Town Planner, Jhajjar with reference to his office Endst. No. 1646 dated 23.10.2015 and 79 dated 15.02.2016 with the direction to monitor the compliance of condition no. 2 mentioned in the occupation certificate and send a report relating to the registration of these flats with in a period of one month from the time period prescribed in the Apartment Ownership Act 1983.
5. The Director, Haryana Fire Service, Haryana, Panchkula with reference to his office memo no. DFS/FA/2015/282/2745 dated 13.01.2016 vide which no objection certificate for occupation of the above-referred buildings has been granted. It is requested to ensure compliance of the conditions imposed by your letter under reference. Further in case of any lapse by the owner, necessary action as per rules should be ensured. In addition to the above, you are requested to ensure that adequate fire fighting infrastructure is created at Faridabad for the high-rise buildings.
6. Executive Engineer/cum-Lift Inspector, Electrical Inspectorate, Haryana, Red Cross Society Building, Hisar.
7. Sh. Mahavir Prasad, M.Tech (Structure), 581/4 Main Road, Chirag Delhi, New Delhi-110017.

(Ravi Sihag)
District Town Planner (HQ),
For: - Director General, Town and Country Planning,
Haryana, Chandigarh.

Endst. No: - ZP-324/AD (RA)/2016/

Dated

A copy is forwarded to Nodal Officer, Website Updation with a request to host the same on website of the Department.

(Ravi Sihag)
District Town Planner (HQ),
For:- Director General, Town and Country Planning,
Haryana, Chandigarh