

REGD.

FORM BR-VII
(See Code 4.11(2), (4) and (5))
Form of Occupation Certificate

From

Director,
Town & Country Planning Department,
Haryana, SCO-71-75, Sector-17-C, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
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To

KJ Developers Pvt. Ltd.,
KJ House, 63, Rama Marg,
Najafgarh Road, New Delhi- 110015.

Memo No. ZP-324/AD(RA)/2017/ 7666 Dated:- 10-04-2017

Whereas KJ Developers Pvt. Ltd has applied for the issue of an occupation certificate in respect of the buildings described below:-

DESCRIPTION OF BUILDING

City: Bahadurgarh:-

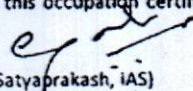
- Licence No. 227 of 2007 dated 22.09.2007 & Licence No. 116 of 2012 dated 19.11.2012.
- Total area of the Group Housing Colony measuring 9.56875 acres.
- Sector-15, Bahadurgarh.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/Block No.	Number of dwelling units constructed	Height/ G+....	FAR sanctioned		FAR achieved	
			%	Area in sqm	%	Area in sqm
A4	52	44.65 mt/ S + 14	12.958	4806.443	12.963	4808.243
B1	50	41.65 mt/ S + 13	16.281	6039.205	16.281	6039.205
B2	45	38.750 mt/ S + 12	14.602	5416.574	14.602	5416.574
EWS block (4th and 5th floor)	63	16.40	6.835	2535.524	4.198	1557.287
Total	147 Nos. Main Dwelling units and 63 Nos. EWS flats		50.676	18797.746	48.044	17821.309

I hereby grant permission for the occupation of the said buildings, after considering NOC's from fire safety issued by Director, Haryana Fire Service, Haryana, Panchkula & Deputy Commissioner, Jhajjar, Environment Clearance issued by Ministry of Environment & Forests, Government of India, Structure Stability Certificate given by Sh. Mahavir Prasad (Structural Engineer), Public Health Functional reports received from Superintending Engineer (HQ), HUDA, Panchkula & Chief Administrator, HUDA, Panchkula and after charging the composition charges amount of ₹ 32,786/- for the variations vis-à-vis approved building plans with 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.
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 apply for the connection for disposal of sewerage, drainage & water supply from HUDA as and when the services are made available, within 15 days from its availability. You shall also maintain the internal services to the satisfaction of the Director till the colony is handed over after granting final completion.

4. That you shall be fully responsible for supply of water, disposal of sewerage and storm water of your colony till these services are made available by HUDA/State Government as per their scheme.
5. 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.
6. That you shall maintain roof top rain water harvesting system properly and keep it operational all the time as per the provisions of Haryana Building Code, 2017.
7. The basements and stilt shall be used as per provisions of approved zoning plan and building plans.
8. That the outer facade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
9. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
10. That you shall comply with all the stipulations mentioned in the Environment Clearance issued by Ministry of Environment & Forest, Government of India Vide No. 21-837/2007-IA. III Dated 19.03.2008.
11. That you shall comply with all the stipulations mentioned in the consent to establish from Pollution Angle issued by Haryana State Pollution Control Board, Panchkula vide no. HSPCB/TAC(HQ)-147/2008/2561 dated 27.11.2008.
12. That you shall comply with all conditions laid down in the Memo. No. DFS/FA/2016/423/68192 dated 21.09.2016 of the Director, Fire Service, Haryana, Panchkula and memo no. 607/FSB dated 15.02.2017 of the Deputy Commissioner, Jhajjar with regard to fire safety measures.
13. You shall comply with all the conditions laid down in registration of lift issued vide memo no. 5083 dated 03.03.2017, 4921-4922 dated 13.01.2017 & 5156-5159 dated 24.03.2017 by Executive Engineer/cum Lift Inspector, Electrical Inspectorate Haryana, Hisar.
14. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
15. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.
16. That you shall impose a condition in the allotment/possession letter that the allottees shall use Light-Emitting Diode lamps (LED) for internal lighting, so as to conserve energy.
17. 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.
18. Any violation of the above said conditions shall render this occupation certificate null and void.


 (T.L. Satyaprakash, IAS)
 Director, Town and Country Planning,
 Haryana, Chandigarh.

Endst. No. ZP-324/AD(RA)/2017/_____ Dated:-_____

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

1. The Director, Fire Service, Haryana, Panchkula with reference to his office Memo No. DFS/FA/2016/423/68192 dated 21.09.2016 and Deputy Commissioner, Jhajjar with reference to his office Memo No. 607/FSB dated 15.02.2017 vide which no objection certificate for occupation of the above-referred buildings have 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 Bahadurgarh for the buildings and concerned Fire Officer will be personally responsible for any lapse/violation.
2. Chief Administrator, HUDA, Panchkula with reference to his office memo no. 1635I dated 31.12.2015.
3. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 99 dated 24.02.2016 and 121713 dated 30.11.2016.
4. Senior Town Planner, Rohtak with reference to his office memo. No. 409 dated 24.02.2016 and 5352 dated 29.11.2016.
5. District Town Planner Jhajjar with reference to his office Endst. No. 1646 dated 23.10.2015 and 3116 dated 28.11.2016.
6. Nodal Officer, Website Updation for hosting on website of the Department.

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