

REGD.

FORM BR-VII
(See Code 4.10(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,
E-mail: tcpharyana6@gmail.com
Website www.tcpharyana.gov.in

To

KLJ Developers Pvt. Ltd.,
KLJ Complex-I, B-39, Plot No. 70,
Shivaji Marg, (Najafgarh Road),
New Delhi-110015.

Memo No. ZP-324/SD(BS)/2017/ 23570

Dated: - 19-9-2017

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

DESCRIPTION OF BUILDING

City: Bahadurgarh: -

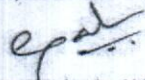
- Licence No. 227 of 2007 dated 22.09.2007 & Licence No. 116 of 2012 dated 19.11.2012.
- Total area of the Group Housing Colony measuring 9.56875 acres.
- Sector-15, Bahadurgarh.
- Indicating description of building, covered area, towers, nature of building etc.

Building Block No.	No. of Dwelling Units	No. of Floors	FAR Sanctioned		FAR Achieved	
			Area in Sqm.	%	Area in Sqm.	%
Block-V	52	Ground Floor to 13 th Floor	8348.902	22.508	8348.902	22.508
Block-C1, C2, C3, C4, C7, C8, C9, C10	64	Ground Floor to 4 th Floor	8202.816	22.115	8244.416	22.227
Block-C5 & C6	16	Ground Floor to 4 th Floor	2152.808	5.804	2272.758	6.127
Block-N1, N2, N3, N4, N5, N6	96	Ground Floor to 4 th Floor	4542.405	12.246	4656.365	12.553
Total units	228					
EWS	39	6 th Floor to 9 th Floor	978.235	2.637	978.235	2.637
Shopping		Ground Floor	158.843	0.428	150.585	0.406
Community Building		Ground Floor to 2 nd Floor	606.945	1.636	955.927	2.577
Basement			8815.748		8815.748	

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Director, Fire Services, Haryana, Panchkula, Environment Clearance issued by Government of India, Ministry of Environment and Forests, Structure Stability Certificate given by Sh. Mahavir Prasad, M-Tech (Structure), Public Health Functional reports received from Superintending Engineer (HQ), HUDA, Panchkula & Chief Engineer-I, HUDA, Panchkula & Certificate of Registration of lift issued by Lift Inspector-cum-Executive Engineer, Electrical Inspectorate, Haryana, Hisar and after charging the composition charges amount of ₹ 12,93,011/- 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 Government of India, Ministry of Environment and Forests Vide No. 21-837/2007-IA.III dated 19.03.2008.
11. That you shall comply with all conditions laid down in the Memo. No. DFS/FA/2017/616/54202 dated 06.07.2017 of the Director, Fire Services, Haryana, Panchkula with regard to fire safety measures.
12. You shall comply with all the conditions laid down in Form-D issued by Lift Inspector-cum-Executive Engineer, Electrical Inspectorate, Haryana, Hisar.
13. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
14. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.
15. 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.
16. That you shall apply for connection of Electricity within 15 days from the date of issuance of occupation certificate and shall submit the proof of submission thereof to this office. In case the electricity is supplied through Generators then the tariff charges should not exceed the tariff being charged by DHBVN.
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/SD(BS)/2017/ _____

Dated: - _____

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

1. The Additional Director(IA), Ministry of Environment and Forests (IA Division), Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi-110003 in reference to his letter no. 21-837/2007-IA.III dated 19.03.2008 in which it has been mentioned that total built up area is 77706.682 Sqm. and total built-up area constructed at site is 81560.845 Sqm., which is more than 3854.163 Sqm. from the Environment Clearance. If the Ministry of Environment and Forests has any objection on the increased built-up area, the same may be conveyed to this office within one month.
2. The Director, Fire Services, Haryana, Panchkula with reference to his office Memo No. DFS/FA/2017/616/54202 dated 06.07.2017 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 high-rise buildings and concerned Fire Officer will be personally responsible for any lapse/violation.
3. Chief Engineer-I, HUDA, Panchkula with reference to his office memo no. 113535 dated 21.06.2017.
4. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 113541 dated 21.06.2017.
5. Senior Town Planner, Rohtak with reference to his office memo. No. 3331 dated 13.06.2017.
6. District Town Planner, Jhajjar with reference to his office Endst. No. 2278 dated 19.05.2017.
7. District Town Planner (Enf.), Jhajjar.
8. Nodal Officer, website updation.

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