

REGD.

FORM BR-VII
(See Code 4.10(2), (4) and (5))
Form of Occupation Certificate

From

Director,
Town & Country Planning Department,
Nagar Yojana Bhavan, Plot No. 3, Block-A,
Sector-18-A, Madhya Marg, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com, Website www.tcpharyana.gov.in

To

H.L. Promoters Pvt. Ltd.,
Flat No. 3, Ground Floor, Naurang House,
Plot-5, Block-134, 21, Kasturba Gandhi Marg,
New Delhi-110001.

Memo No. ZP-985/JD(RD)/2021/ 383 Dated: 08-01-2021

Whereas H.L. Promoters Pvt. Ltd. has applied for the issue of an occupation certificate on 03.10.2019 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Bahadurgarh (Jhajjar): -

- Licence No. 60 of 2014 dated 30.06.2014 & Licence No. 120 of 2014 dated 22.08.2014.
- Total area of the Group Housing Colony measuring 21.70925 acres.
- Sector-37, Bahadurgarh, Jhajjar.
- Indicating description of building, covered area, towers, nature of building etc.

| Tower/ Block No. | No of dwelling units sanctioned | No of dwelling units achieved | No. of Floors | FAR Sanctioned | | FAR Achieved | |
|---|--|-------------------------------|---------------------------------------|----------------|---------|--------------|---------|
| | | | | Area in Sqm. | % | Area in Sqm. | % |
| (Block-2) Tower-5, 6 & 7 (3 nos. Tower) | 216 | 216 | Stilt to 14 th Floor | 20331.804 | 24.438 | 20377.644 | 24.493 |
| (Block-6) Tower- 11 & 12 (2 nos. Tower) | 117 | 117 | 5 to 14 th Floor | 14955.658 | 17.976 | 14953.616 | 17.973 |
| EWS Block | 59 | 59 | Ground Floor to 3 rd Floor | 5794.219 | 6.964 | 1668.654 | 2.006 |
| Community building | | | Ground Floor to 2 nd Floor | 1757.504 | 2.112 | 1821.243 | 2.189 |
| Convenient shopping | | | Ground Floor | 123.014 | 0.1478 | 123.014 | 0.1478 |
| Total | 333 Main Dwelling Units & 59 EWS Units | | | 42962.199 | 51.6378 | 38944.171 | 46.8088 |
| Non-FAR Area in Sqm. | | | | | | | |
| | | | | Sanctioned | | Achieved | |
| Basement-1 | | | | 27313.814 | | 17963.437 | |

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Director General, Fire Service, Haryana, Panchkula, Environment Clearance issued State Environment Impact Assessment Authority, Haryana, Panchkula, Structure Stability Certificate given by Sh. Amit Pal Singh, M.Tech. (Structure), Public Health Functional reports received from Chief Engineer-I, HSPV,

Panchkula & certificate of registration of lift issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana and after charging the composition charges amount of ₹ 1,66,107/- 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 HSVP/competent authority 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 HSVP/competent authority as per their scheme.
5. That in case some additional structures are required to be constructed as decided by HSVP 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 Clearances issued by State Environment Impact Assessment Authority, Haryana, Panchkula vide No. SEIAA/HR/2016/13 dated 22.01.2016.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2019/237 dated 24.09.2019 of the Director General, Fire Service, Haryana, Panchkula with regard to fire safety measures.
12. That you shall comply with all the conditions laid down in Form-D issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana, 836, Sector-4, Rohtak.
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. The occupation certificate for the aforesaid Towers/Block is granted subject to the following conditions:-
- (i) That you shall make the lift functional in the EWS Block before applying the occupation certificate of upper floors.
 - (ii) That you shall submit the report from Superintending Engineer (Planning), HVPNL, Panchkula regarding provisioning of electrical infrastructure within 60 days from issue of this occupation certificate.
 - (iii) That you shall obtain the amended Environment Clearance before grant of occupation certificate for the remaining blocks.
 - (iv) That you shall submit the NOC from the competent authority before utilizing the Swimming Pool.
19. Any violation of the above said conditions shall render this occupation certificate null and void.


(K. Makrand Pandurang, IAS)
Director, Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-985/JD(RD)/2021/ _____ Dated: - _____

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

1. Member Secretary, State Level Environment Impact, Assessment Authority Haryana, Panchkula w.r.t. NOC issued vide no. SEIAA/HR/2016/13 dated 22.01.2016 and compliance of condition no. 18(iii) by colonizer.
2. The Director General, Fire Service, Haryana, Panchkula with reference to his office Memo. No. FS/2019/237 dated 24.09.2019 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 District Jhajjar for the high-rise buildings and concerned Fire Officer will be personally responsible for any lapse/violation.
3. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 159209 dated 07.10.2020 & memo no. 159231 dated 07.10.2020.
4. Senior Town Planner, Rohtak with reference to his office memo. No. 2335 dated 24.09.2020.
5. Superintending Engineer (Planning), HVPNL, Sector-6, Panchkula in-continuation to this office endst. no. 21589 dated 10.12.2020 and compliance of condition no. 18(ii) by the colonizer.
6. District Town Planner, Jhajjar with reference to his office Endst. No. 3970 dated 07.08.2020 & memo no. 4734 dated 06.10.2020.
7. District Town Planner (Enf.), Jhajjar.
8. Nodal Officer, website updation.


(Babita Gupta),
District Town Planner (HQ),
For: Director, Town and Country Planning,
Haryana, Chandigarh.

