

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,
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To

TDI Infrastructure Ltd. & Navjyoti Overseas Pvt. Ltd.,
9, Kasturba Gandhi Marg,
New Delhi.

Memo No. ZP-175-Vol.-II/AD(RA)/2017/ _____ Dated: - _____

Whereas TDI Infrastructure Ltd. has applied for the issue of an occupation certificate in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Sonipat: -

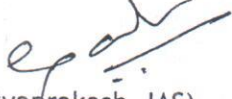
- License No. 153 to 167 of 2004 dated 15.12.2004, Licence No. 183 to 228 of 2004 dated 17.12.2004 and Licence No. 42 to 60 of 2005 dated 26.07.2005
- Total area of the Group Housing Colony measuring 11.46 acres.
- Sector-58, 59, 60, 61 & 64, Sonipat.
- Indicating description of building, covered area, towers, nature of building e.

Tower/Block No.	No. of units	Height/ G+....	FAR sanctioned		FAR achieved	
			%	Area in sqm	%	Area in sqm
Tower-14 (T1)	30	36.20 mt/ S+11	6.69	5426.83	7.06	5726.84
Tower-15 (T2)	33	39.20 mt/ S+12	6.92	5614.34	7.63	6191.18
Convenient Shopping	16	3.95 mt/ G	0.28	226.87	0.15	121.0
EWS	128	12.20 mt/ G+3	3.71	3008.4	3.71	3008.40
Total	63 Nos. Main Dwelling Units and 128 Nos. EWS Flats		17.60	14276.44	18.55	15047.42
Stilt				1273.88		1273.88

I hereby grant permission for the occupation of the said buildings, after considering renewal of NOC from fire safety issued by Fire Station Officer, Municipal Corporation, Sonipat vide Memo. No. 122/FSO dated 04.11.2016, Environment Clearance issued by Ministry of Environment and Forests, Government of India vide memo no. F-No. 21-62/2016-IA, III, dated 04.09.2017, Structure Stability Certificate given by Shiv Kumar Bhardwaj B.Tech. (Civil), Public Health Functional reports received from Superintending Engineer (HQ), HUDA, Panchkula issued vide memo. No. 384 dated 11.07.2014 & 486 dated 04.09.2015 & Chief Engineer-I, HUDA, Panchkula issued vide memo. No. 692 dated 19.01.2015 & Certificate of Registration of lift issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana and after charging the composition charges amount of ₹ 1,77,70,502/- 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 and Forests, Government of India vide memo no. F-No. 21-62/2016-IA, III, dated 04.09.2017.
11. That you shall comply with all conditions laid down in the Memo. No. 117/FSO dated 27.10.2016 issued by Fire Station Officer, Municipal Corporation, Sonipat with regard to fire safety measures.
12. You shall comply with all the conditions laid down in Form-D issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana, 31-F, Patel Nagar, Near Gurudwara, Panipat.
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-175-Vol-II/AD(RA)/2017/ 32295 Dated: - 15/12/17

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

1. The Director, Ministry of Environment & Forest and Climate Change, Government of India, (I.A. III Division), Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi-110003 w.r.t his office memo no. F-No. 21-62/2016-IA, III, dated 04.09.2017.
2. Chief Engineer-II, HUDA, Panchkula with reference to his office memo no. 692 dated 19.01.2015.
3. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 384 dated 11.07.2014 & 486 dated 04.09.2015.
4. Senior Town Planner, Rohtak with reference to his office memo. No. 1558 dated 30.06.2014.
5. District Town Planner, Sonipat with reference to his office memo No. 523 dated 09.09.2015.
6. District Town Planner (Enf.), Sonipat.
7. Fire Station Officer, Municipal Corporation, Sonipat with reference to his office Memo. No. 122/FSO dated 04.11.2016.
8. Nodal Officer, website updation.


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