

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

JSM Enterprises Pvt. Ltd. and others in Collaboration with Omaxe Limited,
Regd. Office 7-L.S.C., Kalkaji,
New Delhi-110019.

Memo No. ZP-172+237/AD(RA)/2018/ 7139 Dated: - 27-02-18

Whereas JSM Enterprises Pvt. Ltd. and others in Collaboration with Omaxe Limited has applied for the issue of an occupation certificate vide letter dated 27.02.2017 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Bahadurgarh: -

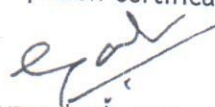
- License No. 650 of 2006 dated 31.03.2006 and Licence No. 1071 of 2006 dated 16.08.2006.
- Total area of the Group Housing Colony measuring 15.33 acres.
- Sector-15, Bahadurgarh.
- Indicating description of building, covered area, towers, nature of building etc:-

Tower/ Block No.	No. of Dwelling Units	No. of Floors	FAR Sanctioned		FAR Achieved	
			Area in Sq.m.	%	Area in Sq.m.	%
Type-A	8	Ground Floor	1192.038	1.921	1195.925	1.927
Type-E (8 No's)	128	Stilt/Ground Floor to 4 th Floor	16810.32	27.096	16810.32	27.096
Type-F	12	Stilt/Ground Floor to 4 th Floor	1624.27	2.618	1625.538	2.620
Covered Parking -A (5.00 x 10.00) x 4			200.00		200.00	
Covered Parking -B (5.00 x 17.50)			87.50		87.50	
Covered Parking -C (5.00 x 30.00)			150.00		150.00	
Covered Parking -D (5.00 x 0500) x 5			125.00		125.00	
Covered Parking -E (12.50 x 5.00)			62.50		62.50	
Covered Parking -F (15.00 x 5.00)			75.00		75.00	
Covered Parking -G (22.50 x 5.00)			112.50		112.50	

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Fire Station Officer, Bahadurgarh vide Memo. No. 1135/FSB dated 09.11.2017, Environment Clearance issued by State Environment Impact Assessment Authority, Haryana, Structure Stability Certificate given by Sh. T.D. Taneja, M.Tech (Str) for Type-A (Pocket-6), Type-E (8 No's) & Type-F and covered Parking-A, B, C, D, E, F, G, Public Health Functional reports received from Superintending Engineer (HQ), HUDA, Panchkula issued vide memo. No. 129239 dated 12.07.2017 & Chief Engineer-I, HUDA, Panchkula issued vide memo. No. 129409 dated 12.07.2017 & Certificate of Registration of lift issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana and after already depositing the composition charges amount of ₹ 18,76,073/-alongwith earlier OC granted 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.

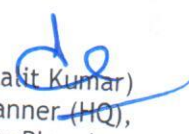
4. That you shall be fully responsible for supply of water, disposal of sewerage and storm water of your colony till these services are made available by HUDA/State Government as per their scheme.
5. That in case some additional structures are required to be constructed as decided by HUDA at later stage, 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 State Environment Impact Assessment Authority, Haryana Vide No. SEIAA/HR/2010/285 dated 10.05.2010.
11. That you shall comply with all conditions laid down in the Memo. No. DFS/Supdt/2017/678/81911 dated 02.11.2017 of the Director, Fire Services, Haryana, Panchkula that the NOC is valid for one year effective from 16.07.2017 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-172+237/AD(RA)/2018/ 7145 Dated: - 27-02-18

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

1. Chief Engineer-II, HUDA, Panchkula with reference to his office memo no. 129409 dated 12.07.2017.
2. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 129239 dated 12.07.2017.
3. Senior Town Planner, Rohtak with reference to his office memo. No. 4676 dated 01.08.2017.
4. District Town Planner, Jhajjar with reference to his office Endst. No. 3045 dated 17.07.2017.
5. Fire Station Officer, Bahadurgarh with reference to his office Memo. No. 1135/FSB dated 09.11.2017.
6. Nodal Officer, website updation.


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