

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

Darbari Lal Foundation,
G-2, Ashok Vihar, Phase-1,
Delhi-110052.
Branch Office: The Gurukul,
Sector-20, Panchkula.

Memo No. ZP-240A/JD(RM)/2018/ 9948 Dated:- 21-03-18

Whereas Darbari Lal Foundation has applied for the issue of an occupation certificate in respect of the buildings described below:-

DESCRIPTION OF BUILDING

City: Panchkula:-

- Licence no. 993 of 2006 dated 26.05.2006 and licence no. 5 of 2008 dated 21.01.2008 to Santur Developers Pvt. Ltd.
- Total area of the Nursery School measuring 0.20 acre (part of Group Housing colony measuring 27.65575 acres.
- Sector-20, Panchkula.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of Floors	FAR Sanctioned		FAR Achieved		Permissible FAR/ Non FAR coverage
		Area in Sqm.	%	Area in Sqm.	%	
Nursery School Building	Ground Floor	40.32	4.98	38.34	4.74	
-do-	First Floor	252.97	31.25	257.15	31.77	
-do-	Second Floor	252.97	31.25	258.01	31.88	
-do-	Third Floor	252.97	31.25	258.01	31.88	
-do-	Total	799.23	98.73	811.51	100.27	809.37
-do-	Basement	279.02	-	279.02	-	Non FAR
	Mumty	38.69	-	29.16	-	Non FAR

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety, Structure Stability Certificate, From Rajiv Syal, M. tech, Public Health Functional report from SE, HUDA and after charging the composition charges amount of ₹ 35,225/- 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 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.
3. 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.
4. 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.
5. 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.
6. The basements shall be used as per provisions of approved zoning plan and building plans.
7. That the outer facade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
8. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
9. That you shall comply with all conditions laid down in the Memo. No. 426/FSP dated 29.12.2017 of the Fire Station Officer, Panchkula with regard to fire safety measures.
10. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.


11. That provision of parking shall be made within the area earmarked/ designated for parking in the site plan and no vehicle shall be allowed to park outside the premises.
12. Any violation of the above said conditions shall render this occupation certificate null and void.


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

Endst. No. ZP-240A/JD(RM)/2018/ 9953 Dated:- 21-03-18

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

1. The Fire Station officer, Panchkula with reference to his office Memo No. 426/FSP dated 29.12.2017 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 Panchkula for the buildings and concerned Fire Officer will be personally responsible for any lapse/violation.
2. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. SE(HQ)/SDE(HQ)/OA(HQ)/2018/32705 dated 19.02.2018.
3. Senior Town Planner, Panchkula with reference to his office memo. No. STP(P)/LC-36/PA/2018/1398 dated 06.03.2018.
4. District Town Planner, Panchkula with reference to his office Endst. No. 403 dated 26.02.2018.
5. Nodal Officer, website updation.
6. Rajiv Syal, (Structure Engineer) F-91, Industrial Area, Phase-7 Mohali.


(Vijender Singh)
District Town Planner (HQ),
For Director General, Town and Country Planning,
Haryana, Chandigarh.