

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

Ansal Properties and Infrastructure Ltd.
115. Ansal Bhawan,,
16 Kasturba Gandhi Marg,
New Delhi-110001.

Memo No. ZP-166/JD(RM)/2018/_____ Dated:-_____

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

DESCRIPTION OF BUILDING

City: Panchkula:-

- Licence no. 458-461 of 2006 dated 15.02.2006 to Ansal Properties and Infrastructure Ltd.
- Total area of the Block-A4 & B4 with basement, Block-A-12, B-12 & B-13 alongwith EWS Block (including 03 number of shops) admeasuring 11.239 acre Group Housing colony.
- Sector-36, Karnal.
- Indicating description of building, covered area, towers, nature of building etc.

	Sanctioned Dwelling units	Construction Dwelling units	Height/Floors	FAR Sanctioned		FAR Achieved	
				Area in Sqm.	%	Area in Sqm.	%
Block-A4	10	12	25.200 mtr./G+6	1661.78	15.755	1945.32	17.95
Block-B4	10	12	25.200 mtr./G+6	1661.78	15.755	1945.32	17.95
Block-A12	10	13	25.200 mtr./G+6	1661.78	15.755	1848.84	17.06
Block-B12	10	14	25.200 mtr./G+6	1661.78	15.755	1970.44	18.19
Block-B13	10	13	25.200 mtr./G+6	1661.78	15.755	1848.84	17.06
EWS Block	76	45	15.800 mtr./G+3	2238.28	21.225	1277.544	11.79
Total	126	109		10548.18	100.00	10836.304	100.00
3 Nos. shops	7	3	-	84.858	-	84.585	-

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety, Structure Stability Certificate, From Mr. Brajesh Kumar Singh M. tech, Public Health Functional report from SE, HSVP and after charging the composition charges amount of ₹ 18,15,842/- 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 HSVP 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 HSVP/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. 411/FSO dated 16.10.2017 of the Fire Station Officer, Karnal 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.



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

Endst. No. ZP-166/JD(RM)/2018/ 5263

Dated:- 25-02-19

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. 411/FSO dated 16.10.2017 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. Chief Engineer (HQ), HUDA, Panchkula with reference to his office memo no. CE-I/EE(HQ)/CHD(K)/ADM(HQ)/6361/6365 dated 16.05.2012, CE/EE(HQ)/SDE(K)/2014/13643 dated 19.11.2014
3. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. SE(HQ)/60 dated 02.02.2015, SE(HQ)2-3 dated 14.05.2012, SE(HQ)/349 dated 03.07.2014.
4. Senior Town Planner, Panchkula with reference to his office memo. No. 1887 STP(P)/2012 dated 27.04.2012, 3065 STP(P)14 dated 07.07.2014.
5. District Town Planner, Karnal with reference to his office Endst. No. 5474 dated 15.11.2011, 1559/LC-7 dated 19.03.2012, 2435 dated 12.06.2014.
- ✓ 6. Nodal Officer, website updation.



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