

REGD.

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

Received on 30/5/2018  
Dated: 30-05-18  
PE/HR/2018

From

Director General,  
Town & Country Planning Department,  
Haryana, SCO-71-75, Sector-17-C, Chandigarh.  
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,  
E-mail: tcpharyana7@gmail.com  
Website www.tcpharyana.gov.in

To

Indian Railway Organization,  
Railway Office Complex, Shivaji Bridge,  
(Behind Shankar Market),  
New Delhi- 110001.

Memo No. ZP-200/AD(RA)/2018/

16320

Dated: -

30-05-18

Whereas Indian Railway Organization has applied for the issue of an occupation certificate vide letter dated 18.02.2014 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Sonapat: -

- Licence No. 1078 of 2006 dated 28.06.2006.
- Total area of the Group Housing Colony measuring 10.012 acres.
- Sector-10, Sonapat.
- Indicating description of building, covered area, towers, nature of building etc:-

Tower/Block No.	No. of units	No. of Floors	FAR sanctioned		FAR achieved	
			Area in sqm	%	Area in sqm	%
Block-A & C	108	Stilt Floor to 13th Floor	15764.58	38.90	15764.58	38.90
Block-B	52	Stilt Floor to 13th Floor	7621.810	18.81	7621.810	18.81
Block-D, E, F, G & H	240	Stilt Floor to 12th Floor	25974.75	64.11	26194.20	64.65
Block-I, J, K, L & M	260	Stilt Floor to 13th Floor	18469.655	45.58	18469.655	45.58
N (EWS Block)	65	Ground Floor to 5th Floor	1435.30	3.54	1435.30	3.54
O (EWS Block)	52	Ground Floor to 4th Floor	1148.24	2.83	1148.24	2.83
Multipurpose Hall /Convenient Shopping		Ground Floor	357.67	0.89	256.243	0.63
Electric room			---		337.675	
Basement			14728.96		14728.96	

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Director, Fire Services, Haryana, Panchkula vide Memo No.DFS/FA/2017/646/66077 dated 21.08.2017, Environment Clearance issued by State Environment Impact Assessment Authority, Department of Environment, Haryana, Chandigarh, Structure Stability Certificate given by Sh. Pitanjal Kumar, M.E. Civil (Str) for Building Block-A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, Multipurpose Hall, convenient shopping and Basement, Public Health Functional reports received from Superintending Engineer (HQ), HUDA, Panchkula issued vide memo. No. 11987 dated 16.05.2016 & Chief Engineer-I, HUDA, Panchkula issued vide memo. No. 12225 dated 16.05.2016 & Certificate of Registration of lift issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana, Panipat and after already depositing the composition charges amount of ₹ 9,32,709/-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, Department of Environment, Haryana, Chandigarh Vide No. DEH/09/SEIAA/458 dated 28.05.2009.
11. That you shall comply with all conditions laid down in the Memo No.DFS/FA/2017/646/66077 dated 21.08.2017 issued by Director, Fire Services, Haryana, Panchkula.
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.

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

Endst. No. ZP-200/AD(RA)/2018/\_\_\_\_\_ Dated: - \_\_\_\_\_

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

1. Director, Fire Services, Haryana, Panchkula with reference to his office Memo No.DFS/FA/2017/646/66077 dated 21.08.2017.
2. Chief Engineer-I, HUDA, Panchkula with reference to his office memo no. 12225 dated 16.05.2016.
3. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 11987 dated 16.05.2016.
4. Senior Town Planner, Rohtak with reference to his office memo. No. 2391 dated 22.12.2015.
5. District Town Planner, Sonapat with reference to his office Endst. No. 627 dated 23.11.2015.
6. Nodal Officer, website updation.

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