

Office of District Town Planner Jhajjar
DEPARTMENT OF TOWN & COUNTRY PLANNING, HARYANA
FIRST FLOOR, MINI SECRETARIAT, JHAJJAR
Email: dtp6.jhajjar.tcp@gmail.com

Form- BR(VII)
See code 4.10(2), (4 & 5)
Form of Occupation Certificate

To

M/s OMAXE Ltd.,
R/o- 7LSC, Kalkaji, New Delhi-110019.

Memo no. JR/DTP-P/2025/4614

Dated. 23/05/2025

Sub.:

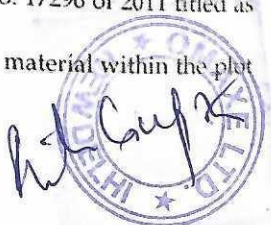
Issuance of Occupation Certificate of SCO no. 1 to 16, 33 to 44 and Toilet Block falling in commercial site measuring 2.80 acres in Residential Housing Colony area measuring 88.407 acres vide license no. 287 of 2007 dated 27.12.2007 & 68 of 2013 dated 26.07.2013 at sector 3, 3A, 14 Bahadurgarh, Haryana.

Ref.:

Your application dated 03.09.2024 & 06.05.2025.

Whereas applicant has applied for issuance of Occupation Certificate in respect of SCO no. 1 to 16, 33 to 44 and toilet block falling in commercial site measuring 2.80 acres in Residential Housing Colony area measuring 88.407 acres vide license no. 287 of 2007 dated 27.12.2007 & 68 of 2013 dated 26.07.2013 at sector 3, 3A, 14 Bahadurgarh, District Jhajjar. The standard design of SCO's has been approved by DTCP vide their memo no ZP-396/AD(RA)/2017/7840 dated 24.04.2017 and Drg no. DTCP-5823(i) dated 21.04.2017. As per the construction raised at site and after considering the report of Executive Engineer HSVP, Bahadurgarh office memo no 238519 dated 03.09.2024, and Structural Stability Certificate issued by ER. Sandeep Vats LC no. 90305, Metro Piller 854, Bahadurgarh, this office hereby grants the Occupation Certificate under Code 4.10(2), (4 & 5) of Haryana Building Code, 2017 for above building subject to the following conditions:-

1. The building shall be used for the purpose for which the occupation certificate is being granted and in accordance with the uses defined in the approved zoning Regulations/Zoning Plans and terms & conditions. It shall stand automatically cancelled, if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of said building for which occupation certificate has not been granted, then action shall be initiated as per law.
2. That you shall comply with all the conditions laid down in the memo no. FSJ/2025/25 dated 15.01.2025 of the fire station officer Jhajjar regarding fire safety measures.
3. That you shall maintain roof top rain water harvesting system properly and keep it all the time.
4. That you shall neither erect nor allow the erection of any communication and transmission tower on top of the building blocks.
5. That you shall use Light Emitting Diode Lamps (LED).
6. That you shall ensure that parking of vehicle is being done within the area earmarked for parking in the approved building plan. Parking of any vehicle outside the premises/site will amount to violation of order of Hon'ble High Court passed in CWP No. 17296 of 2011 titled as Krishan Lal Gera V/s. State of Haryana & Others.
7. That you shall be responsible for ensuring safety of men/women and material within the plot under subject.

2

8. That in compliance of notification dated 21st March, 2016 of Renewal Energy Department, you shall install solar photovoltaic power plant, if sanctioned electricity load is 50 KW or more, as required under Code, 8.2 of Haryana Building Code, 2017.
9. That you shall pay the additional amount of fees/charges as and when demanded by department/competent authority which will be subject to audit.
10. That this certificate/permission will not provide any immunity from the any other Act/Rules/Regulations applicable to the land in question.

This occupation certificate will stand automatically cancelled, if you change the permitted use of building or part thereof or raise any additional constructions or alteration in the said building without approval of Competent Authority and occupy the portion of building for which occupation certificate has not been granted and sanction will be void ab-initio, if any of condition mentioned above are not complied with, in that case action shall be initiated against you as per law.

DISCRIPTION OF BUILDING COVERED AREA (SCO no. 1 to 16, 33 to 44 and toilet block):

Ground Floor	= 1370.5 sqm
First Floor	= 1370.5 sqm.
Second floor	= 1370.5 sqm.
(Mumty)	= 327.24 sqm.


District Town Planner,
Jhajjar

Endst No.JR/DTP-P/2025/

Dated:-

A copy of above forwarded to the following for information please.

1. Executive Engineer, HSVP, Bahadurgarh w.r.t under reference.
2. ER.Sandeep Vats LC no. 90305, Metro Piller 854, Bahadurgarh, Distt. Jhajjar.

District Town Planner,
Jhajjar



2

FORM BR-VII
[See Code 4.10(2)]
Occupation Certificate

From

Senior Town Planner, Rohtak
1st Floor, Old HSVP Complex, Sector-1, Rohtak
Department of Town & Country Planning, Haryana

To

M/s Omaxe Ltd.,
Regd. Office :-7, L.S.C., Kalkaji,
New Delhi-110019

Memo no. STP(R)/ 3226

Dated:- 20/09/24

Whereas, request for grant of Occupation certificate in respect of SCO No. 17 to 32 (16 nos.) falling in commercial site measuring 2.80 acres situated in the Residential Plotted Colony measuring 88.407 acres (License no. 287 of 2007 dated 27.12.2007 & 68 of 2013 dated 26.07.2013) in Sector-3, 3A & 14, Bahadurgarh was received vide application dated 09.10.2019, 13.02.2020 & 07.08.2024 and 19.09.2024 respectively.

Renewal of License no. 287 of 2007 dated 29.12.2007 renewed upto 28.12.2027 vide Directorate memo no. LC-908-III(RK)/2024/21847 dated 17.07.2024 and Renewal of License no. 68 of 2013 dated 26.07.2013 renewed upto 25.07.2027 vide Directorate memo no. LC-908-(B+D+E+F)-IV/JE(RK)/2024/21529 dated 16.07.2024.

Standard design of said SCOs bearing drawing no. DTCP 5823 I to V dated 21.04.2017 were approved by Director, Town & Country Planning, Haryana, Chandigarh vide endst no. ZP-396/AD(RA)/2017/7840 dated 24.04.2017.

Superintending Engineer, HSVP, Rohtak vide memo no. 200330 dated 08.11.2019 has confirmed that the public health services with respect to the applied area have been got checked and found laid at site and are operational / functional.

District Town Planner, Jhajjar vide memo no. 5327 dated 28.11.2019 has intimated about the variations made at site vis-à-vis approved building plan.

Further, Structure Stability Certificate for the building raised at site has been issued by Sh. T.D. Areja, TCP Reg. no. TPR-623A-2023, Empaneled Structural Engineer.

As per decision taken in the Building Plan Approval and Composition Committee meeting held on 12.12.2019 & on the basis of above reports and as you have deposited requisite composition fee amounting Rs. 8,61,723/- + 1,73,250/- and Labor Cess fee of Rs. 3,31,953/- alongwith documents vide application dated 13.02.2020 & 19.09.2024 in compliance of demand notice issued vide this office memo no. OC-376(J)/58 dated 10.01.2020 & 3198 dated 18.09.2024 respectively, hence I hereby grant permission for the occupation of the building described below:-

DESCRIPTION OF BUILDING

SCO no. 17 to 32 (16 nos.) :-

Ground Floor:-
First Floor:-
Second Floor:-
Terrace:-

49.50 sqm (per SCO)
49.50 sqm (per SCO)
49.50 sqm (per SCO)
12.12 sqm (per SCO)



The occupation certificate is being issued subject to the following conditions:-

1. The building shall be used for the purpose for which the occupation certificate is being granted and in accordance with the uses defined in the approved Building Plans and terms and conditions of extension permission for construction of building issued by Directorate. It shall stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent Authority and occupy the portion of the said building for which occupation certificate has not been granted, then action shall be initiated as per Act no. 41 of 1963. You have also given an affidavit dated 12.02.2020 and dated 30.07.2024 in this regard.
2. That you shall maintain roof top rain water harvesting system properly and keep it operational all the time.
3. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
4. That you shall use Light Emitting Diode Lamps (LED).
5. That you shall ensure that parking of vehicle is being done within the area earmarked for parking in the approved building plan. Parking of any vehicle outside the premises/site will amount to violation of order of Hon'ble High Court passed in CWP No. 17296 of 2011 titled as Krishan Lal Gera V/s State of Haryana and Others.
6. That you shall be responsible for ensuring safety of men and material within the premises under subject.
7. That you shall abide all the conditions of Haryana Government, Renewal Energy Department order No. 22/52/2005-5Power dated 21.03.2016.
8. That you shall pay the additional amount if any variation in composition charges and other financial liabilities regarding the project / site found in later stage of time.

This occupation certificate will stand automatically cancelled, if any of the conditions mentioned above are not complied with, in that case action shall be initiated against you as per law.


Senior Town Planner
Cum-Chairman Building Composition Committee
Rohtak Circle, Rohtak

Endst No. STP(R)/

Dated:

2018

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

1. Director, Town & Country Planning, Haryana, Chandigarh.
2. Director General, Fire Services, Haryana Panchkula w.r.t. their office memo no. DFS/SF/2018/956/63643 dated 05.07.2008 addressed to Fire Station Officer, Bahadurgarh.
3. Superintending Engineer, HSVP Circle-1, Gurugram w.r.t. their office memo no. 200330 dated 08.11.2019.
4. District Town Planner, Jhajjar w.r.t. their office memo no. 5327 dated 28.11.2019.


Senior Town Planner
Cum-Chairman Building Composition Committee
Rohtak Circle, Rohtak



OCCUPATION CERTIFICATE
FORM-BR-VII [See Code 4.11(2) and (4)]

REGD. POST

To

M/s Omaxe Ltd.,
Regd. Office - 7, L.S.C.,
Kalkaji, New Delhi-110019 (India).

Memo No STP(R)/

Dated:

Subject: Issuance of Occupation Certificate of SCO no. 45 to 62 (18 nos.) falling in commercial site measuring 2.80 acres in residential housing colony area measuring 88.407 acres (License no. 287 of 2007 dated 27.12.2017 & 68 of 2013 dated 26.07.2013) in Sector-3, 3A & 14, Bahadurgarh - M/s Omaxe Ltd.

Reference: Your application dated 30.07.2019, DTP Jhajjar office memo no. 4282 dated 05.09.2019, SE HSVP, Rohtak memo no. 147032 dated 14.08.2019 & Fire NOC issued by Director General, Fire Services, Haryana, Panchkula vide memo no. DFS/SF/2018/956/63643 dated 05.07.2018 and in continuation of this office show cause cum demand notice memo no. 3935 dated 15.11.2019.

Whereas you have applied for issuance of an occupation certificate as required under Code 4.11(2) of The Haryana Building Code 2017, in respect of Commercial Site measuring 2.80 acres in residential housing colony area measuring 88.407 acres (License no. 287 of 2007 dated 27.12.2017 & 68 of 2013 dated 26.07.2013) in Sector-3, 3A & 14, Bahadurgarh for which standard design were approved vide Directorate drawing no. DTCP/5823/I to V dated 21.04.2017 issued vide endst. No. ZP-396/AD(RA)/2017/7840 dated 24.04.2017.

Building Plans approval & Composition Committee in the meeting held on 22.10.2019, after considering the reports of DTP Jhajjar office memo no. 4282 dated 05.09.2019, SE HSVP, Rohtak memo no. 147032 dated 14.08.2019 & Fire NOC issued by Director General, Fire Services, Haryana, Panchkula vide memo no. DFS/SF/2018/956/63643 dated 05.07.2018 and Structural Stability Certificate issued by Structural Engineer T.D. Taneja, M.E. (Structural Engg.), IE (I), Regn. No. F109427-7, hereby grants permission for the occupation of above building by compounding the violation mentioned overleaf subject to the following conditions:-

1. The building shall be used for the purpose for which the occupation certificate is being granted and in accordance with the uses defined in the approved zoning Regulations/Zoning Plans and terms and conditions. It shall stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent Authority and occupy the portion of the said building for which occupation certificate has not been granted, then action shall be initiated as per law. You have also given affidavit dated 04.12.2019 in this regard.

(3)

Detail of violations compounded:-

Sr. No.	Violation / Deviation	Area	Compounding amount
1.	No construction raised within the validity period and not getting the building plans revalidated.	2891.16 sqm	Rs. 29,912/-
2.	Sanction able cantilever projection but not shown in the sanctioned building plan.	2891.16 sqft 65.85 sqm	Rs. 1,55,603/- Rs. 14,180/-
3.	Other internal change		
4.	Position change in door and window.	644.58 sqm	Rs. 1,38,770/-
5.	Architectural Pillers	88 Nos.	Rs. 17,600/-
6.	Change in elevation	21 Nos.	Rs. 42,000/-
		38 Nos.	Rs. 7,60,000/-
		Total	Rs. 11,58,065/-

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Clerk / Asstt.



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2. That you shall comply with all the conditions laid down in the memo No. DFS/SF/2018/956/63643 dated 05.07.2018 of the Director General, Fire Services, Haryana, Panchkula regarding fire safety measures.
 3. That you shall maintain roof top rain water harvesting system properly and keep it operational all the time.
 4. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
 5. That you shall use Light Emitting Diode Lamps (LED).
 6. That you shall ensure that parking of vehicle is being done within the area earmarked for parking in the approved building plan. Parking of any vehicle outside the premises/site will amount to violation of order of Hon'ble High Court passed in CWP No. 17296 of 2011 titled as Krishan Lal Gera V/s State of Haryana and Others.
 7. That you shall be responsible for ensuring safety of men and material within the plot under subject.
 8. That you shall abide all the conditions of Haryana Government, Renewal Energy Department order No. 22/52/2005-5Power dated 21.03.2016 as and when the electric load of subject cited site exceeds 50 Kilo Watt (KW).
 9. That you shall abide by all the terms & conditions of standard design were approved vide DGTCP letter no. ZP-396/AD(RA)/2017/7840 dated 24.04.2017.

This occupation certificate will stand automatically cancelled, if you change the permitted use of building or part thereof or raise any additional construction or alteration in the said building without approval of the Competent Authority and occupy the portion of building for which occupation certificate has not been granted and the sanction will be void ab-initio, if any of the conditions mentioned above are not complied with, in that case action shall be initiated against you as per law.

DESCRIPTION OF BUILDING

Total Covered area:-	
For SCO no. 45 & 62 (2 nos.):	321.24 sqm
For SCO no. 46 to 61 (16 nos.):	2569.92 sqm
Total Area :-	2891.16 sqm

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Senior Town Planner

Cum-Chairman Building Composition Committee

Rohtak

Date: 24/12/19

Endst No. STP(R)/ OC-376 (J) / 4376

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

1. Director, Town & Country Planning, Haryana, Chandigarh.
2. Director General, Fire Services, Haryana, Panchkula w.r.t. their letter under reference.
3. SE, HUDA, Rohtak w.r.t. their letter under reference.
4. DTP, Sonapat w.r.t. their letter under reference.
- ✓ 5. T.D. Taneja, M.E. (Structural Engg.), IE (I), Regn. No. F109427-7, Jhajjar.

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Senior Town Planner

Cum-Chairman Building Composition Committee

Rohtak



OCCUPATION CERTIFICATE
FORM-BR-VII [See Code 4.11(2) and (4)]

REGD. POST

To

Omaxe Ltd.,
7, LSC Kalkaji,
New Delhi-110019.

Memo No STP(R)/OC-376/J/388/2019 Dated: 11/04/19

Subject:

Issuance of Occupation Certificate of SCO no. 63 to 80 (18 nos.) falling in commercial site measuring 2.80 acres in residential plotted colony measuring 88.407 acres (License no. 287 of 2007 dated 27.12.2017 & 68 of 2013 dated 26.07.2013) in Sector-3, 3A & 14, Bahadurgarh.

Reference:

Your application dated 05.11.2018, DTP Jhajjar office memo no. 5583 dated 02.12.2018, SE HSVP, Rohtak memo no. 236986 dated 04.12.2018 and In continuation of this office Show Cause cum Demand Notice memo no. 1062 dated 14.03.2019.

Whereas you have applied for issuance of an occupation certificate as required under Code 4.11(2) and (4) of The Haryana Building Code, 2017 in respect of SCOs No. 63 to 80 (18 nos.) constructed in commercial site measuring 2.80 acres in residential plotted colony measuring 88.407 acres (License no. 287 of 2007 dated 27.12.2017 & 68 of 2013 dated 26.07.2013) in Sector-3, 3A & 14, Bahadurgarh for which standard design was approved by Directorate vide memo No. ZP-396/AD(RA)/2017-7840 dated 24.04.2017.

Building Plans approval & Composition Committee in the meeting held on 04.02.2019, after considering the reports of DTP Jhajjar office memo no. 5583 dated 02.12.2018, SE HSVP, Rohtak memo no. 236986 dated 04.12.2018 and Structural Stability Certificate issued by Structural Engineer, T.D. Taneja, M.E. (Structural Engg.), IE (I), Regn. No. F109427-7, hereby grants permission for the occupation of above building by compounding the violation mentioned overleaf subject to the following conditions:-

1. The building shall be used for the purpose for which the occupation certificate is being granted and in accordance with the uses defined in the approved zoning Regulations/Zoning Plans and terms and conditions. It shall stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent Authority and occupy the portion of the said building for which occupation certificate has not been granted, then action shall be initiated as per law. You have also given affidavit dated 02.04.2019 in this regard.
2. That you shall maintain roof top rain water harvesting system properly and keep it operational all the time.

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8

Detail of violations compounded:-

Sr. No.	Violation / Deviation	Area	Compounding amount
1.	Sanction able cantilever projection but not shown in the sanctioned building plan.	65.85sqm	Rs. 14,180/-
2.	Other internal changes	624.84sqm	Rs. 1,34,520/-
3.	Position change in door and windows.	88 Nos.	Rs. 17,600/-
4.	Change in elevation	38 Nos.	Rs. 7,60,000/-
5.	Non Load bearing Architecture Pillars	21 nos.	Rs. 42,000/-
		Total	Rs. 9,68,300/-


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Asstt./Clerk



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3. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
4. That you shall use Light Emitting Diode Lamps (LED).
5. That you shall ensure that parking of vehicle is being done within the area earmarked for parking in the approved building plan. Parking of any vehicle outside the premises/site will amount to violation of order of Hon'ble High Court passed in CWP No. 17296 of 2011 titled as Krishan Lal Gera V/s State of Haryana and Others.
6. That you shall be responsible for ensuring safety of men and material within the plot under subject.
7. That you shall abide by all the terms & conditions of permission granted vide DGTCP letter no. ZP-396/AD(RA)/2017-7840 dated 24.04.2017.

This occupation certificate will stand automatically cancelled, if you change the permitted use of building or part thereof or raise any additional construction or alteration in the said building without approval of the Competent Authority and occupy the portion of building for which occupation certificate has not been granted and the sanction will be void ab-initio, if any of the conditions mentioned above are not complied with, in that case action shall be initiated against you as per law.

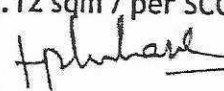
DESCRIPTION OF BUILDING

Details of covered area for SCO no. 63 & 80 (2 Nos.):-

Ground Floor:-	49.50 sqm (per SCO)
First Floor:-	49.50 sqm (per SCO)
Second Floor:-	49.50 sqm (per SCO)
Terrace:-	Mumty (12.12 sqm / per SCO)

Details of covered area for SCO no. 64 to 79 (16 Nos.):-

Ground Floor:-	49.50 sqm (per SCO)
First Floor:-	49.50 sqm (per SCO)
Second Floor:-	49.50 sqm (per SCO)
Terrace:-	Mumty (12.12 sqm / per SCO)


Senior Town Planner
Cum-Chairman Building Composition Committee
Rohtak

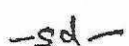
11/4/2019

Endst No. STP(R)/

Date:

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

1. Director, Town & Country Planning, Haryana, Chandigarh.
2. Director General, Fire Services, Haryana, Panchkula w.r.t. your office endst. no. DFS/SF/2018/956/63643 dated 05.07.2018 addressed to Fire Station Officer, Bahadurgarh.
3. SE, HUDA, Rohtak w.r.t. their letter under reference.
4. DTP, Jhajjar w.r.t. their letter under reference.
5. T.D. Taneja, M.E. (Structural Engg.), IE (I), Regn. No. F109427-7, Jhajjar.


Senior Town Planner
Cum-Chairman Building Composition Committee
Rohtak

