Office of Senior Town Planner, Rohtak 1st Floor, HSVP Complex, Sector-1, Rohtak
Department of Town & Country Planning, Haryana Tele + Fax :- 01262-266655, E-Mail :- stp2.rohtak.tcp@gmail.com

OCCUPATION CERTIFICATE REGD. POST
FORM-BR-VII {See Code 4.11(2) and (4)}

To

Mapsko Builders Pvt. Ltd.& Others,
52, North Avenue Road, Punjabi Bagh (West),
New Delhi - 110026.

Memo No STP(R)/BP-2777(S)/OC/2948 Dated: 08/08/19

Subject: **Grant of Occupation Certificate for commercial site measuring 1.82 acres falling in Residential Plotted Colony 134.205 acres (License no. 43 to 55 of 2007 dated 22.01.2007 & License no. 49 of 2010 dated 23.06.2010) in Sector-26, 26A & 27, District Sonipat being developed by M/s Mapsko Builders Pvt. Ltd.**

Reference: Your application dated 08.05.2019 received in this office on dated 29.05.2019 & dated 19.07.2019, DTP Sonipat office memo No. 3679 dated 04.06.2019, SE, HSVP, Rohtak memo No. 104950-951 dated 14.06.2019 & Fire NOC issued by Director General, Fire Services, Haryana, Panchkula vide memo no. FS/2019/136 dated 12.06.2019 and in continuation of this office memo no. 2664 dated 17.07.2019.

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 1.82 acres falling in residential plotted colony over an area measuring 134.205 acres for which License no. 43 to 55 of 2007 dated 22.01.2007/ renewed upto 22.01.2021 vide Directorate Office endst. no. LC 830 vil-III/JE (MK)/2019/16785 dated 15.07.19 and License no. 49 of 2010 dated 23.06.2010 renewed upto 21.01.2021 vide Directorate office endst. no. LC-830 Vol-III/JE(MK)/2019/16785 dated 15.07.2019 for which building plans were approved by STP Rohtak vide memo no. BP-2527 dated 17.10.2013

Building Plans approval & Composition Committee in the meeting held on 05.07.2019, after considering the reports of DTP Sonipat office memo No. 3679 dated 04.06.2019, SE, HSVP, Rohtak memo No. 104950-951 dated 14.06.2019 & Fire NOC issued by Director General, Fire Services, Haryana, Panchkula vide memo no. FS/2019/136 dated 12.06.2019 and Structural Stability Certificate issued by Structural Engineer Sh. Mahavir Prasad, M.E. (Structures), 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

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Detail of violations compounded:-

Sr. No.	Violation / Deviation	Area	Compounding amount
1.	Building Plans valid upto 16.10.2015.	11026.876 sqm	Rs. 7,03,736/-
2.	For not taking DPC Certificate	3155.35 sqm	Rs. 33,965/-
3.	Other internal change	696.772 sqm	Rs. 1,50,020/-
4.	Unauthorized occupied area	111.55775 sqm	Rs. 60,050/-
5.	Elevation changed	Yes (1 no.)	Rs. 20,000/-
		Total	Rs. 9,67,771/-
	Already Paid	Rs. 3,10,000/-	
	Balance Composition Fee	Rs. 6,57,771/-#	

JE SD Clerk / Asstt.

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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 18.07.2019 in this regard.

2. That you shall comply with all the conditions laid down in the memo No. FS/2019/136 dated 12.06.2019 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 License granted vide DGTCP letter no. 22435 dated 17.10.2016.
10. You shall install / provide deficit 88 nos. ECS sanctioned as stack parking in basement within 3 months from the date of grant of Occupation Certificate and confirmation may be sent through DTP Sonipat. You have also given affidavit dated 18.07.2019 in this regard..

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 and affidavit dated 18.07.2019 are not complied with, in that case action shall be initiated against you as per law.

DESCRIPTION OF BUILDING

Basement:-	3847.85 sqm (Non-FAR)
Ground Floor:-	3140.865 sqm
First Floor:-	2870.615 sqm
Second Floor:-	2726.179 sqm
Third Floor:-	2289.217 sqm
Total Area :-	11026.826 sqm

8/8/2019

Senior Town Planner
Cum-Chairman Building Composition Committee
Rohtak

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Endst No. STP(R)/

Dated:

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. District Town Planner, Sonipat in reference to the affidavit dated 18.07.2019 submitted by the colonizer. Please inspect the site personally after 3 months (from the date of grant of occupation certificate) and submit the status report to the Circle Office that whether in compliance of the affidavit dated 18.07.2019 submitted by the colonizer, the colonizer / applicant has installed all the proposed 88 mechanical parking devices and are functional at site. If the said condition of the affidavit has not been complied by the colonizer within 3 months, then further necessary action may be initiated as per Law by Circle Office.
5. Sh. Mahavir Prasad, M.E. (Structures), Structural Engineer, 581/4, Main Road, Chirag Delhi-110017.

Senior Town Planner
Cum-Chairman Building Composition Committee
Rohtak

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