

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349

Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

Regd.

(LC-IX)

[[See Rule 16(2)]]

To

H.L. Residency Pvt. Ltd.,
Regd. off. B-12, Vishrantika Apartments, Plot no 5A,
Sector-03, Dwarka, Delhi - 110075
Email id - rk.joon@gmail.com

Memo No. LC-2689- PA (SS)-2018/ 7646

Dated: 01-03-18

Subject: - Grant of Part Completion Certificate for an area measuring 31.80579 acres part of licence No. 102 of 2012 and 143 of 2014 issued for setting up Residential Plotted Colony over area measuring 35.38579 acres in Sector 37, Bahadurgarh, Jhajjar - H.L. Residency Pvt. Ltd.

Refer to your application dated 27.11.2017 to grant part completion certificate in respect of residential plotted colony over an area measuring 31.80579 acres situated in Sector 37, Bahadurgarh, Jhajjar in license no. 102 of 2012 and 143 of 2014.

Chief Engineer-1, HUDA, Panchkula vide his memo no. CE-1/SE (HQ)/CHD (R)/2018-4135 dated 08.01.2018 informed that the services with respect to residential plotted colony over an area measuring 31.80579 acres situated in the revenue estate of village Nuna Majra, Sector-37, Bahadurgarh, Distt. Jhajjar in license no. 102 of 2012 and 143 of 2014 have been got checked and reported laid at site and are operational/functional. Senior Town Planner, Rohtak vide his memo no. 1172 dated 21.02.2018 confirmed about laying of the colony as per approved layout plans.

In view of these reports it is hereby certified that the required development works in the said residential plotted colony over an area measuring 31.80579 acres situated in Sector 37, Bahadurgarh, Jhajjar as indicated on the enclosed layout plan duly signed by me read in conjunction with the following terms and conditions have been completed to my satisfaction. The development works are water supply, sewerage, storm water, drainage, roads, horticulture & electrification etc. The completion certificate is granted on the following terms and conditions:-

- The services will be laid by the colonizer upto alignment of proposed external services of the town and connection with the HUDA system will be done with the prior approval of the competent authority. In case pumping is required, the same will be done by the colonizer at its own cost. The services will be provided as per provision in the EDC of Jhajjar.
- That the colonizer will be solely responsible for making arrangement of water supply and disposal of sewage and storm water of their colony as per requirement/guidelines of HSPCB/Environment Department till such time, the external services are provided by HUDA/State Government as per their scheme.
- Level/Extent of the services to be provided by HUDA i.e. water supply sewerage, SWD, roads etc. will be proportionate of EDC provisions.
- That you shall maintain a roof top rain water harvesting system properly and shall keep it operational all the time.
- That in case some additional structures are required to be constructed and decided by HUDA at a later stage, the same will be binding upon you. Flow control valves will be

For HL RESIDENCY PVT. LTD.

Shailoj

Director

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

REGD. POST

To ✓

HL Residency Pvt. Ltd.
Sector-37, Bahadurgarh.

Memo No STP(R)/ BP-70J/279

Dated: 28/1/2020

Subject: Issuance of Occupation Certificate of Commercial Site falling in residential plotted colony (License no. 102 of 2012 dated 27.09.2012) in Sector 37, Bahadurgarh - HL Residency Pvt. Ltd. & Others.

Reference: Your application dated 31.10.2019, DTP Jhajjar office memo No. 5107 dated 08.11.2019 & memo no. 5308 dated 26.11.2019, SE HSVP, Rohtak memo No. 10575 dated 16.01.2019 & Fire NOC issued by Director General, Fire Services, Haryana, Panchkula vide memo no. FS/2019/86 dated 17.04.2019 and in continuation of this office show cause cum demand notice memo no. 4385 dated 27.12.2019.

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 1.8878 acres falling in residential plotted colony over an area measuring 54.76 acres for which License no. 102 of 2012 dated 27.09.2012/ renewed upto 26.09.2020 vide Directorate Office endst. no. LC-2689(II)/JE(RG)/2012 dated 27.09.2012 for which revised building plans were approved by STP Rohtak vide memo no. BP-215 dated 21.04.2015.

Building Plans approval & Composition Committee in the meeting held on 12.12.2019, after considering the reports of DTP Jhajjar office memo No. 5107 dated 08.11.2019 & memo no. 5308 dated 26.11.2019, SE HSVP, Rohtak memo No. 10575 dated 16.01.2019 & Fire NOC issued by Director General, Fire Services, Haryana, Panchkula vide memo no. FS/2019/86 dated 17.04.2019 and Structural Stability Certificate issued by Sh. Yogesh Kumar, Structural Engineer, 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 31.12.2019 in this regard.
2. That you shall comply with all the conditions laid down in the memo No. FS/2019/86 dated 17.04.2019 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.

For HL RESIDENCY PVT. LTD.

1 of 3

Shalaj

Director

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Detail of violations compounded:-

Sr. No.	Violation / Deviation	Area	Compounding amount
1.	Raising of sanction able construction after major changes in the approved design without getting the revised / superseded plan approved.	1440.02 sqm	Rs. 6,20,040/-
2.	For not taking DPC Certificate and construction as per approved plan.	3073.118 sqm	Rs. 33,080/-
3.	Position change in door and window	73 Nos.	Rs. 14,600/-
4.	Unauthorized occupied area	3925.139 sqm	Rs. 21,12,510/-
5.	Change in elevation	1 Block	Rs. 20,000/-
		Total	Rs. 28,00,230/-

For HL RESIDENCY PVT. LTD.

Shailej
Director

vee
JE

[Signature]
SD

[Signature]
Clerk / Asstt.

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 no. 102 of 2012 dated 27.09.2012 granted vide DGTCP letter no. LC-2689(II)/JE(RG)/2012 dated 27.09.2012.

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

Sr. no.	Floor	FAR Area in sqm	Area Free from FAR in sqm
1.	Basement	0.00	3942.755
2.	Ground Floor	3073.118	0.00
3.	First Floor + Service Floor	1387.186	1753.132
4.	Second Floor	1892.975	0.00
5.	Third Floor	2958.227	0.00
6.	Mumty Area	0.00	50.234
	Total	9311.506	5746.121
Total Covered area achieved :- 15057.627 sqm			

[Signature]
23/11/2020

Senior Town Planner
Cum-Chairman Building Composition Committee
Rohtak
Date:

Endst No. STP(R)/

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, Jhajjar w.r.t. their letter under reference.
5. Sh. Yogesh Kumar, Structural Engineer, CA/2015/72106, Bahadurgarh.

For HL RESIDENCY PVT. LTD.

[Signature]
Director

[Signature]
Senior Town Planner
Cum-Chairman Building Composition Committee
Rohtak