

Form BR-VII
[(See code 4.10 (2), (4) and (5)]
Occupation Certificate

To

The Ojaswi Bhagwati Dahiya Educational Society,
C/o Sh. Ranbir Singh S/o Sh. Pyare Lal,
R/o H. No. 1296, Sector-04, Gurugram

Memo no. DULB/CTP/CLU-523 GGM/2024/2473 dated 23/05/2024

Subject: Issuance of Occupation Certificate for setting up of Middle School over land falling in the revenue estate of village Garhi Harsaru, Distt. Gurugram- Ojaswi Bhagwati Dahiya Educational Society.

1. Whereas, your request for occupation certificate in respect of Middle School has been received from Nikhil Sharma, (Authorized Signatory) vide application dated 19.05.2023. The change of land use permission for setting up of a Middle School over land measuring 15521.31 sq. mtr. comprising in khasra no. 11//24/1, 24/2, 25, 13//4/1, 4/2, 5 of the revenue estate of village Garhi Harsaru, Distt. Gurugram and within the limits of Municipal Corporation, Manesar, Distt. Gurugram was granted by the T&CP Department vide memo dated 26.04.2016. The building plan were approved by STP, Gurugram vide memo dated 05.04.2017. The Chief Executive Officer, GMDA renewed/revalidated the CLU permission vide memo dated 23.10.2018 for further two years i.e. upto 25.04.2020.
2. District Town Planner (E) GGM vide memo no. 13279 dated 02.08.2023 has provided the report on occupation certificate application and intimated about the variations made at site vis-à-vis approved building plan. The Chief Engineer (Hq) vide provided the report dated 30.06.2023 as per which the provisions of public health services like toiler, disposal of sewerage (STP), source of water supply and storage tank are found in order.
3. Director General, Fire Services, Haryana Panchkula vide memo no. FS/2022/306 dated 25.11.2022 issued the Fire NoC in this case which is valid for three years from the date of its issuance.
4. On the basis of above said report the case was examined and demand letter was issued vide this office memo dated 08.12.2023. In compliance of the demand letter you have deposited an amount of Rs. 20,00,770/- towards composition fee, Rs. 6,55,022/- towards unauthorized occupation and Rs. 10,12,308/- towards labour cess. This case is decided under the Policy dated 29.04.2010, hence an amount of Rs. 1,55,213/- towards scrutiny fee has also been demanded in demand letter and deposited by you.

DESCRIPTION OF BUILDING

- i. Total area of the site: 15521.31 sq. mtr.
- ii. Permissible ground coverage as per approved building plan@ 25%:
3880.32 sq. mtr.
- iii. Permissible FAR (100%)= 15521.31 sq. mtr.
- iv. Achieved Ground Coverage: 1760.80 sq. mtr.
- v. FAR achieved at first floor: 1514.31 sq. mtr.
- vi. FAR achieved at Second floor: 726.43 sq. mtr.
- vii. Total FAR achieved on all floors: 4001.54 sq. mtr.(25.78%)

	Proposed area (in sq. mtr.)	Achieved area (in sq. mtr.)
G.F	3673.74	1760.80
1 st Floor	2939.19	1514.31
2 floor	3487.06	726.43
3 rd Floor	2887.678	---
Mumty & Mech. Room	245.87	---
Total	13233.538 (85.26%)	4001.54 (25.78%)

5. The occupation certificate is being issued subject to the following conditions:
- a. That the building shall be used for the purpose of Middle School for which the occupation certificate is granted. Any violation of this condition shall render this occupation certificate null and void.
 - b. That all the terms and conditions of change of land use permission granted by T&CP Department vide memo no. G-2759-PA(SN)-2016/7948 dated 26.04.2016 shall be duly complied with by you.
 - c. That you shall be fully responsible with regard to the structural and fire safety measures.
 - d. That you shall be solely responsible for making your own arrangement for providing water supply, disposal of sewage and storm water of building till such times these services are made available by HSVP/State Government as per their scheme.
 - e. That you shall maintain roof top rain water harvesting system properly and keep it operational all the time.
 - f. That the outer facade of the building shall not be used for the purpose of advertisement and placement of hoardings.
 - g. That you shall neither erect or allow the erection of any communication and transmission tower on the top of the building block.
 - h. That you shall use Light Emitting Diode Lamps (LED) in the building as well as street lighting.
 - i. That you shall not raise any further construction without getting the building plans approved from this Directorate.
 - j. That no vehicle shall be allowed to be parked on road or public open space.
 - k. That you shall ensure compliance of ECBC norms.
 - l. That you shall comply all the terms and condition of the Fire NoC issued vide memo no. FS/2022/306 dated 25.11.2022 by the Director General, Fire Service, Haryana.

m. That you shall install the EV charging points as per the prevailing policy of the Government from time to time.

n. That provision of parking shall be made within the site earmarked/designated for parking and no vehicle shall be allowed to parked on road or public open space and outside the premises of the state.



(Dr. Yash Pal, IAS)
Director,
Urban Local Bodies,
Haryana, Panchkula.

Endst. No. DULB/CTP/CLU-523 GGM/2024/

Dated:

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

- 1 The Director, Fire Service, Haryana in reference to the Fire NoC issued vide memo no. FS/2022/306 dated 25.11.2022.
- 2 The District Town Planner (E) Gurugram in reference to your office report memo no. 13279 dated 02.08.2023.



Assistant Town Planner,
for Director, Urban Local Bodies,
Haryana, Panchkula.