

OCCUPATION-CERTIFICATE

From

Senior Town Planner,
Cum-Chairman, Building Composition Committee,
C-III, Third Floor, HUDA Building, Sector-6, Panchkula.

To

✓ M/s Sangeet Resort,
Village Dhurkra, Tehsil & Distt. Ambala.

Memo. No. 3493

STP(P)2014/-

Dated: 1/8/2014

Subject:-

Occupation Certificate for setting up of "Banquet Hall" in the revenue estate of village Dhurkra, Tehsil & Distt. Ambala.

Reference:-

Your application dated 25.07.2014.

Whereas you have applied for the issuance of occupation certificate as required under rule 47(1) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 in respect of the Banquet Hall constructed in khasra no's 49/1, 2, 3, 4/1, 36/21/1, 21/2/2, 21/2/1 & 21/1/1 over an area measuring 10224.035 sq. meters (after excluding the area 5432.11 sq. meters falling in 60 meters wide green belt) in the revenue estate of village Dhurkra, Tehsil & Distt. Ambala for which change of land use permission stands granted by DTCP memo no. A-571-JE(VA)-2011/2152 dated 01.04.2011 & building plans approved by this office vide memo no. 4579 dated 24.11.2011. The components of the said building are described below:-

Ground Floor	= 3000.53 Sq. mtrs.
First Floor	= 1187.19 Sq. mtrs.
Second Floor	= 1107.36 Sq. mtrs.
Total Covered Area	= 5295.08 Sq. mtrs.

The permission for the part-occupation of above building after compounding of the violations by the composition committee in its meeting dated 27.06.2014 is hereby granted, subject to the condition that this occupation certificate will stand automatically cancelled if the permitted use of building or part thereof is change of any additional construction or alteration in the said building is raised without approval of the Competent Authority or occupy the portion of the building for which occupation certificate has not been granted in occupied, then in that case action as per law is liable to be taken.

gk
Senior Town Planner, cum-Chairman,
Building Composition Committee,
Panchkula. *[Signature]*

Endst. no:-

STP(P)2014/-

Dated:-

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

1. Director General, Town & Country Planning, Haryana, Chandigarh in reference to the memo no. A-571-JE(VA)-2011/2152 dated 01.04.2011.
2. Superintendent Engineer HUDA, Karnal in reference to this office memo no. 367 dated 16.01.2014 vide which clearance from Public Health of view point has been issued.
3. District Town Planner, Ambala in reference to memo no. 530 dated 16.04.2014.
4. Deputy Excise and Taxation Commissioner, Ambala.

Senior Town Planner, cum-Chairman,
Building Composition Committee,
Panchkula.

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

Ayona Bhawan, Sector 18, Chandigarh
Phone: 0172-2549349 e-mail: tephry@gmail.com
http://tepharyana.gov.in

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To:

M/s. Sonjeet Resort
Hisar Road,
Ambala City.

ATP

FOO
6/11/11

353
7/4/11

Memo No. A-571-JE(VA)-2011/

Dated:

Subject: **Request for grant of CLU permission for setting up a Banquet Hall at village Dhurkara, District Ambala.**

Ref: Your application dated 29.12.2010 on above cited subject.

Permission for change of land use for setting up of a BANQUET HALL over an area measuring 10224.035 sq m (after excluding 5432.11 sq m falling in 60 m wide green belt along NH-65 Ambala - Hisar Road) bearing Khasra No. 49//1, 2, 3, 4/1, 36//21/1, 31/2/2, 21/2/1, 22/1/1 min in the revenue Estate of village Dhurkara, Distt. Ambala is hereby granted after receipt of ₹ 35,78,413/- on account of conversion charges.

This permission is further subject to the following terms and conditions:-

That the conditions of agreement executed by you with the Director, Town & Country Planning, Haryana, Chandigarh and the provisions of the Punjab Scheduled roads and Controlled Areas restriction of Unregulated Development Act, 1963 and rules framed there under are duly complied with by you.

2. That you shall pay the External Development Charges in case of extension of urbanizable limit in agriculture zone.

3. That you shall pay the additional amount of Conversion Charges for any variation at site in lump sum within 30 days as and when detected and demanded by the Director, Town & Country Planning, Haryana, Chandigarh.

4. That you shall give at least 75% employment to the domiciles of Haryana where the posts are not of technical nature and a quarterly statement indicating the category wise total employment and of those who belongs to Haryana shall be furnished to the G.M.D.I.C., Ambala.

5. That you shall deposit the Internal Development Charges to the Govt. Agency, which will demand the same as & when, deemed and calculated.

6. That you shall get the Zoning/Building plans approved from the Director/Authorized Officer before commencing any construction on the said land and shall start construction within six months from issuance of this permission.

7. That you shall obtain Occupation Certificate from the Deptt. after completing the building within two years of issuance of the permission.

8. That you shall deposit labourcess as applicable as per Rules, before approval of building plans.

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That you shall not raise any construction even gate or gate post within 60 m green belt along NH-65, Ambala - Hisar Road.

10. That this permission shall be valid for two years from the date of issue of this permission subject to fulfillment of the terms & conditions of the permission granted in the agreement executed.
11. That this permission will not provide any immunity from any Act/Rules/Regulations applicable to the land in question.
12. The zoning plan of this site bearing drawing no. 2453 dated 30-3-11 attached herewith.

(T.C. Gupta, IAS)
Director General
Town and Country Planning
Haryana, Chandigarh

Endst. No:- A-571-JE(VA)-2011/ 2154

Dated 1-4-11

A copy alongwith approved zoning plan of site is forwarded to the following information and necessary action:

1. Senior Town Planner, Panchkula.
2. District Town Planner, Ambala

(P.R. SINGH)
District Town Planner (HQ)
For: Director General, Town and Country Planning
Haryana, Chandigarh