

IN THE HON'BLE NATIONAL GREEN TRIBUNAL, PRINCIPAL BENCH,  
NEW DELHI

IN APPEAL NO. 17 OF 2023

ANSAL HOUSING LTD.

..... Petitioner

Versus

Ministry of Environment and Forest  
and Climate Change & Ors.

.....Respondent(s)

INDEX

Sr No	Particulars	Dated	Pages
1.	Reply of Member Secretary State Environment Impact Assessment Authority, Haryana on behalf of Respondent No. 3 and 4.	11/10/2023	1-14
2.	Annexure R-3/1	13.04.2018	15-39

Panchkula

Dated: 11/10/2023



Member Secretary,  
State Environment Impact Assessment  
Authority, Haryana.

IN THE HON'BLE NATIONAL GREEN TRIBUNAL, PRINCIPAL BENCH,  
NEW DELHI

IN APPEAL NO. 17 OF 2023

ANSAL HOUSING LTD.

..... Petitioner

Versus

Ministry of Environment and Forest  
and Climate Change & Ors.

.....Respondent(s)

Reply of Member Secretary State Environment Impact Assessment  
Authority, Haryana on behalf of Respondent No. 3 and 4.

PRELIMINARILY SUBMISSIONS:

1. That in instant appeal, appellant has contested against the order dated 21.06.2023 passed by answering Respondent No. 03( hereinafter referred to as SEIAA) directing therein appellant to deposit Rs. 7.50 Crore as penalty and environment damage compensation cost for the violation of the provisions of EIA Notification dated 14.09.2006 emanating from Environment (Protection) Act, 1986.

2. That before proceeding further, it is appropriate to mention here that appellant has submitted all the facts in distorted manner to mislead this Hon'ble

Tribunal. The true facts of the present case are that the appellant initially applied for Environment Clearance on 08.08.2014 for construction of Residential Plotted colony on 97.773 Acres in Village Kasba Karnal, Sector-36 District Karnal. The



Terms of References (ToR) for project were approved on 08.09.2014 by answering Respondent No. 4 (hereinafter referred as SEAC). Appellant submitted Environment Impact Assessment (EIA) Report on 20.01.2015, wherein it was provided that total area under common facilities like School, Community Center, Religious building, Taxi Stand amounting to 50,360 sq. mtr. are supposed to be constructed by Project Proponent. Thereafter, the project was taken up for appraisal during the 129<sup>th</sup> meeting of SEAC; wherein, it was observed that the Appellant, had already started construction activities at the project site, without obtaining prior Environment Clearance (EC) under EIA Notification dated 14.09.2006 and subsequent amendments thereto, which amounts to the violation of the provisions of EIA Notification dated 14.09.2006. Further appellant was directed submit exact details of construction along with graphical details.

3. That the appellant, vide letter dated 17.09.2018 submitted before SEAC, claimed that EC for the project is not required as the project covers an area of 97.773 Acre of land, which is less than 50 hectare as required under category 8(b) Township and Area Development Project under MoEF & CC Notification dated 14.09.2006. However, it is pertinent to mention here that the appellant completely ignored the fact that in EIA Report already submitted with SEAC, appellant has proposed for construction of common facilities on area of 50,360 sq. mt. which itself renders him liable for obtaining prior Environment Clearance under EIA Notification.



That during 160<sup>th</sup> meeting of SEAC, a sub-committee was constituted to carry out Site Inspection of the project. Sub-committee submitted its Site Inspection Report on 18.06.2018.

The operational part of Site Inspection Report, dated 18.06.2018, is reiterated hereinafter for kind perusal of this Hon'ble Tribunal:-

*"a). The Project Proponent started development and construction of plotted colony without getting EC from the competent authority on the pretext that area of project is less than 50 hectares.*

*b). The Project Proponent has already constructed the commercial complex-1 and remaining are proposed to be constructed. The total area of all the commercial complexes are 15459 sq. mt. as per EIA report. The PP has already constructed the flats and details as provided by PP is 12699 sq. mtr.*

*c). The total area under common facilities like school, community centre, religious building, taxi stand is 50,360 sq. mtr. , as mentioned in EIA Report, are supposed to be constructed by Project Proponent. Although Project Proponent has given assurance that no further construction will be made but could not provide credible document to support the claim.*

*d). The Project Proponent has obtained the approval of construction of various sites, plots and other facilities from DTCP. The documents provided includes Occupation certificate for 14934 sq. mtr. and approval for construction of 17 plots. In addition, the construction activity has been done on other plots, for which Project Proponent was unable to supply the record. It was promised by Sh. N.P. Sharma that remaining information / documents will be sent within a week time. However, even after repeated telephone calls and written requests, the information was not provided. Final notice was sent to Project Proponent to provide all the information vide letter No. 583 dated 06.06.2018, but even after the lapse of 26 days, no response was received from Project Proponent.*



As the area constructed / to be constructed by Project Proponent is more than the required for exemption and the Project Proponent requires Environment Clearance. Therefore, Project Proponent has violated the conditions of EIA Notification dated 14.09.2006 by started construction without prior obtaining Environment Clearance."

The above mentioned site inspection report was considered during the 174<sup>th</sup> meeting of SEIAA, dated 07.08.2018 and after detailed deliberations, unanimously was recommended to answering Respondent No. 3 for initiating prosecution as per provisions of EIA Notification dated 14.09.2006. It is further pertinent to mention here that appellant, vide communication dated 11.06.2018 (Annexure A/5) has alleged that he submitted the required documents along-with undertaking that if they do construction beyond 20,000 Sq. mt. they will apply for EIA. However, they completely ignored the fact that they already have constructed 28158 sq. mtr. and gave a completely false statement adverse to the already existing facts.

The copy of site inspection report dated 13.04.2018 is hereby marked and annexed as Annexure R-3/1.

5. That appellant was issued show cause notice, vide letter no. SEIAA/HR/19/100 dated 15.05.2019, to explain "*Why legal action should not be initiated against the Project Proponent*". However, for the reasons best known to appellant himself, appellant opted to remain silent and further omitted to submit any reply in response to show-cause notice even after a lapse of 7 months. The case was considered during the 121<sup>st</sup> meeting of



SEIAA, dated 25.11.2019, wherein the case was recommended for initiating prosecution against the Appellant.

6. That SEIAA considered the case during its 159<sup>th</sup> meeting, dated 15.06.2023, wherein it was observed that it is a clearcut case of violation committed by Appellant as he has already made construction of Commercial Complex having Buildup area of 15459Sq.Mtr. and Residential Flats having buildup area of 12699 Sq. Mtr. at the site. Thus, a total construction of 28158 Sq. mtr.( 3,02,980 Sq. ft.) at the site has already been made by the Appellant without obtaining prior Environment Clearance under the provisions of EIA Notification dated 14.09.2006. It was also observed that out of total buildup area of 2,89,577.58 Sq. mtr. of the project, out of which common facilities infrastructure including school community centre, nursing home, dispensaries etc. over an area of 50,360 sq. mt. were proposed to be constructed , besides a commercial complex and residential complex.
7. That appellant, for the reasons best known to himself, on account of his reckless and irresponsible acts, not only created stress and uncertainty amongst the buyers, but also escalated the cost of project by non compliance of provisions under EIA Notification and indulgence in violations thereby.
8. That considering the gravity of misadventures being committed by the Project Proponent, answering Respondent No. 3 imposed Environmental Compensation Cost and Penalty for the violations committed by the Appellant by unauthorized construction of 28,158 sq. mtr. ( both Commercial & Residential). The tabulated details of Environmental Compensation Cost and Penalty imposed on the appellant is submitted hereinafter for the kind appraisal of this Hon'ble Tribunal:-



Sr. No.	Unauthorized Construction (in Sq. Mtr.)	Project Cost (In Crores)	Environment Compensation Cost @5% of the total project cost i.e. 137.06 Crore.	Penalty
1.	28158	137.06	6.85 Crore	Rs. 65 Lakhs
2.	Total Environment Compensation Cost & Penalty		Rs. 6.85 Crore + Rs. 65.00 Lakhs = Rs. 7.50 Crore	

9. It is further pertinent to mention here that Penalty and Environmental Compensation Cost has been imposed upon the appellant keeping in view of the violations having been committed by observing all the facts and circumstances and the cost of the project and by following the judgment of Hon'ble Apex Court in *Civil Appeal No. 10854 of 2016* titled as *M/s. Goel Ganga Developers India Pvt. Ltd. Vs. Union Of India Through Secretary Ministry Of Environment And Forests & ors.*, vide its *order dated 10.08.2018*, wherein Hon'ble Apex Court imposed Environment Damage Compensation Cost of Rs.100 Crores or 10% of total project cost, whichever is more and observed in the following term :-

"57. ....This Court has in a number of cases awarded 5% of the project cost as damages. This is the general law. However, in the present case we feel that damages should be higher keeping in view the totally intransigent and unapologetic behavior of the project proponent....."

10. It is also worthwhile to mention here that Hon'ble National Green Tribunal, vide its order dated 22.02.2023, in *Appeal No. 2 of 2023* titled as *VSR Infratech Pvt.Ltd. Vs. State of Haryana and Ors.*, while deciding the question of inappropriate Environmental Compensation



Cost imputed for construction beyond permissible limit under Environment Clearance, was pleased to make following observations:-

“ .....

4. However, we find that SOP dated 7.7.2021 was not applicable in case in hand, inasmuch as the said SOP was applicable in respect to those applications which were filed within six months pursuant to Notification dated 14.3.2017 and not in all other matters. In the present case, if compensation was to be calculated, they had to follow law laid down by Supreme Court in *Mantri Techzone Pvt. Ltd. v. Forward Foundation and Ors.* (2019) 18 SCC 494 and *Goel Ganga Developers India Pvt. Ltd. v UOI*, (2018) 18 SCC 257, and by this Tribunal in various cases inter-alia in Appeal No. 54/2018, *H. P. Ranjanna vs. Union of India &Ors.* and OA No. 661/2018, *Praveen Kakar &Ors. vs. Ministry of Environment & Forests &Ors.*

.....”

Perusal of the above mentioned observation of Hon'ble NGT and observation of this Hon'ble Court in **M/s. Goel Ganga Developers India Pvt. Ltd. Vs. Union Of India Through Secretary Ministry Of Environment And Forests & ors** reflect that action of the answering respondent of imposing the penalty in the tune of Rs. 65 Lakh and imposition of Environmental Compensation Cost amounting to Rs.6.85 Crores, at the rate 5% of the total project cost i.e. Rs.137.06 Crores is reasonable and rational and by no stretch of imagination can be termed as arbitrary and contrary to Standard Operating Procedures for identification and handling of violation cases under EIA Notification, 2006.

**Reply on Merits:-**

1. That the contents of para no. 1 are denied being wrong as the Environmental Compensation Cost & Penalty is rightly imposed upon the



appellant for blatant violations of the provisions of EIA Notification, 2006 by unauthorized construction of an area measuring to 28158 Sq. Mtr. including not only residential but also commercial complexes, without obtaining prior Environment Clearance as per the provisions of EIA Notification dated 14.09.2006. Further, regarding the delay in imposition of Environmental Compensation Cost as alleged by the Appellant, it is submitted that the Prosecution for violations of EIA Notification was initiated in 2020, itself, wherein, the appellant preferred to be non-responding even after issuance of Show-cause Notice dated 15.05.2019. By no stretch of imagination it can be assumed that Appellant was unaware of the fact that once cognizance of alleged violations is taken and proved, Environmental Compensation Cost and Penalty will be imposed on Appellant. For the reasons best known to the appellant himself, despite appellant himself being involved in such huge ventures amidst the professional teams, remained complete oblivious regarding the contemplated action of imposition of Environmental compensation cost and penalty from the year, 2020, till the date of passing the Order dated 21.06.2023.

2. That the contents of para no. 2 are denied being false. It is submitted that despite several communications at the stage of site inspection as well as prior initiating prosecution against the appellant, he remained completely ignorant thereby neither providing required information at the time of Site Inspection, nor at the time of issuance of Show/cause Notice dated 15.05.2019. It is further pertinent to mention here that the recommendations made by SEAC regarding alleged violations for prosecution against appellant were duly accepted by answering



Respondent No. 03; however regarding getting above and beyond the recommendations of SEAC, it is submitted that it is a well settled law/provisions provided under EIA Notification 2006 and subsequent amendments therein and decisions by Hon'ble Apex Court as well as this Hon'ble Tribunal, that the imposition of Environmental Compensation Cost and Penalty is inevitable and no point of recommendations of SEAC arises what so ever.

3. That the contents of para no. 3 are denied being false. It is submitted that the communication dated 18.09.2017 was considered during 160<sup>th</sup> meeting of answering Respondent No. 04, wherein, a sub-committee was constituted to ascertain the actual position of construction being already done by the appellant. It is further pertinent to mention here that the plea being taken by the Appellant regarding Non-applicability of EIA Notification dated 14.09.2006 under category 8 (b) is hereby denied; as being a developer there is a limited scope for development Activities i.e. Road Services, Sewerage Activities etc. If the Developer himself carries out construction activities more than 20,000 sq. mtrs; then EIA Notification will be applicable to the project. In the present case, the total buildup area under common facilities like school, community centre, religious building, taxi stand amounting to 50,360 sq. mtr., as mentioned in EIA Report submitted by Appellant, are supposed to be constructed by himself. Furthermore, apart from the above mentioned common facilities, a total buildup area of 28,158 sq. mtr. (including commercial as well as Residential) has been constructed by the appellant which itself shows that the plea being taken by the appellant is completely flimsy and mere an eyewash to obtain the desired relief from this Hon'ble Tribunal.



4. That the contents of para no. 4 are admitted being a matter of record. However, the submissions made in proceeding para may kindly be considered as part and parcel in reply to the contents of present paragraph, as same is not being repeated for the sake of brevity.
5. That the contents of para no. 5 are denied being false. It is further submitted that Appellant himself vide letter dated 04.07.2018 requested for deferment of the case to the next meeting and requested that they will provide the requisite documents as desired by the respondent No. 04. However, as per the alleged communication dated 11.06.2018, the documents were already provided to the Respondent No. 4, which are contrary to each other. It is further submitted that no such record, regarding communication dated 11.06.2018 is available with Answering Respondent No.04.
6. That the contents of para no. 6, upto the extent that the recommendations for initiation of Prosecution were made by Respondent No.04 are admitted being matter of record. Rest of the contents of the Para is denied. It is pertinent to mention here that even after issuance of show-cause notice to appellant, he opted to be incomplete oblivious, as submitted in proceeding paragraphs.
7. That the contents of para no. 7 are related to Respondent No. 01 and needs no reply qua the Answering Respondents.
8. That the contents of para no. 8 are denied being false. It is further submitted that submissions made in preceding paragraphs may kindly be



taken as part and parcel of reply to the contents of the present Paragraph as same is not repeated hereinafter for the sake of brevity.

9. That the contents of para no. 9 upto the extent that Respondent No. 03 communicated its intent to initiate action under section 5 of Environment (Protection) Act, 1986 are admitted being matter of record. However the rest of the contents of paragraph are denied as no right of appellant has been infringed by order dated 21.06.2023.
10. That the contents of para no. 10 are denied for want of knowledge.
11. That the contents of para no. 11 are denied for want of knowledge. However, it is pertinent to mention here that as per EIA Report submitted by appellant itself, common facility area amounting to 50360 sqm was to be constructed by appellant in addition to already constructed area of 28158 sqm (including commercial and Residential complexes).
12. That the contents of para no. 12 are denied being false. It is further submitted that submissions made in preceding paragraphs may kindly be taken as part and parcel of reply to the contents of the present Paragraph as same is not repeated hereinafter for the sake of brevity.
13. That the contents of para no. 13 are admitted being matter of record.
14. That the contents of para no. 14 are admitted being matter of record.
15. That the contents of para no. 15 are denied being false. It is further submitted that submissions made in preceding paragraph No. 03 may kindly be taken as part and parcel of reply to the contents of the present Paragraph as same is not repeated hereinafter for the sake of brevity.



16. That the contents of para no. 16 are denied being false. It is further submitted that submissions made in preceding paragraph No. 03 may kindly be taken as part and parcel of reply to the contents of the present Paragraph as same is not repeated hereinafter for the sake of brevity.
17. That the contents of para no. 16 are denied being false. It is further submitted that submissions made in preceding paragraph No. 03 may kindly be taken as part and parcel of reply to the contents of the present Paragraph as same is not repeated hereinafter for the sake of brevity.
18. That the contents of para no. 16 are denied being false. It is further submitted that submissions made in preceding paragraph No. 05 may kindly be taken as part and parcel of reply to the contents of the present Paragraph as same is not repeated hereinafter for the sake of brevity.
19. That the contents of para no. 19 are related to Respondent No. 01 and needs no reply qua the Answering Respondents.
20. That the contents of para no. 20 are denied being false. It is further submitted that on the basis of Site Inspection Report dated 18.06.2018, it was arrived at the conclusion unanimously that appellant has committed violations by unauthorized construction of builtup area of 28158 sqm without obtaining prior Environment Clearance under the provisions of EIA Notification dated 14.09.2006 and subsequent amendments thereof. Thereafter, the recommendations were made to initiate Prosecution Action against appellant. Further, regarding getting above and beyond the recommendations of SEAC, it is submitted that it is a well settled law/provisions provided under EIA Notification 2006 and subsequent



amendments therein and decisions by Hon'ble Apex Court as well as this Hon'ble Tribunal, that the imposition of Environmental Compensation Cost and Penalty is inevitable and no point of recommendations of SEAC arises what so ever.

21. That the contents of para no. 21 are admitted being matter of record.

22. That the contents of para no. 22 are admitted being matter of record.

23. That the contents of para no. 23 are denied being submitted before this Hon'ble Tribunal in distorted manner to avail the desired relief. It is further submitted that submissions made in preceding paragraphs may kindly be taken as part and parcel of reply to the contents of the present Paragraph as same is not repeated hereinafter for the sake of brevity.

24. That the contents of para no. 24 are admitted being matter of record.

25. That the contents of para no. 25 are denied being false as no right of appellant has been infringed by Respondent No. 03 by passing order dated 21.06.2023.

26. That the contents of para no. 26 are denied, as per the submission made in preceding paragraphs, same is not reiterated herein after for the sake of brevity. It is submitted that no ground is made out to file the present appeal. The grounds urged are untenable, flimsy and thus liable to be rejected.

27. That present appeal is liable to be dismissed being barred by limitation. It is further submitted that no sufficient cause has been shown for condonation of delay.



**Prayer:**

Keeping in view of facts narrated above, it is humbly prayed that the submissions made above may kindly be taken on record in the interest of Justice and Appellant be directed to deposit the due Penalty and Environmental Compensation before hearing on merits.

Panchkula

Dated: 11/10/2023



  
Member Secretary,  
State Environment Impact Assessment  
Authority, Haryana.

**VERIFICATION:-**

Verified that the contents of para No. 1 to 10 of the preliminary submissions & Para No. 1-27 of reply on merits are correct and true to my knowledge and belief which based on official record. No part of it is false and nothing material has been concealed therein.

Panchkula

Dated: 11/10/2023



  
Member Secretary,  
State Environment Impact Assessment  
Authority, Haryana.

- 32 - -15-

**INSPECTION REPORT DT 13.4.18 BY COMMITTEE, SEAC, HARYANA**

Sub-Site inspection to verify status of compliance for commercial colony at sector 36, Village-Kasba, Karnal by M/ Ansal Housing & Construction Ltd.

A committee consisting 1. Sh G.R.goyat, Chairman and Sh A.K.Bhatia member SEAC was formed to inspect the site to verify status of construction of above mentioned site. The committee visited the site on dt 13.4.18.

Following were present on behalf of PP -

1. Sh N.P.Sharma, Sr G.M
2. Sh Varinder singh Consultant , GRC

The sub-committee visited the site on dt 13.4.18 in presence of the above mentioned representatives of the PP and the matter was discussed with them about the status of construction . The project is under construction phase and following observations are made about the status of construction.

Specific condition-

1. The PP has started development and construction of plotted colony without getting environment clearance from the competent authority on the pretext that the area of the project( plotted colony) is less than 50 hectares.
2. The PP has already constructed the commercial complex-1 and remaining are proposed to be constructed. The total area of all the commercial complexes are 15459 sqm as per EIA report. The PP has already constructed the flats and detail as provided by PP is 12699 sqm (copy enclosed).
3. The total area under common facility like school, community centre, religious building, taxi stand is 50360 sqm as mentioned in EIA report are supposed to be constructed by PP. Although PP has given assurance that no further construction will be done but could not provide credible documents to support the claim.
4. The PP has obtained the approval for construction of various sites, plots and other facilities from other from DTCP. the documents provided include O/C for 14934 sqm and approval for construction in 17 plots (enclosed). In addition, the construction activity has been done on other plots for which PP was unable to supply the records. It was promised by Sh N.P.Sharma that remaining information/documents will be sent with in one week time. But after repeated telephone calls and written request ,the information

-16-

was not provided. . Final notice was sent to PP to provide all the information <sup>no.</sup> 583 dt 6.6.18 . After lapse of 26 days, no response was received from the PP.

As the area constructed/to be constructed by PP is more than the required for exemption and the PP requires EC. Therefore the PP has violated the conditions of <sup>EIA notified</sup> ~~EE~~ by starting the construction without getting the EC.

  
(A.K. Bhatia)  
(Member)

  
(G.R. Goyat)  
(Chairman)

DA  
detail

-17-

Rad

Regd Post

OCCUPATION-CERTIFICATE

From

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

To

Ansal Housing & Construction Ltd.  
15 UGF, Indra Prakash, 21 Barakhamba Road,  
New Delhi- 110001.

Memo No. STP(P)/LC-30/PA/2016/ 3017

Dated:- 28.9.16

**Subject:** Grant of occupation certificate in respect of Commercial Site on the area measuring 1.310 Acres in Residential plotted Colony measuring 97.773 Acres (Licence No. 183 of 2007 dated 31.05.2007) in Sector-36, Karnal.

**Reference:-** Your application dated 09.02.2016.

Whereas you have applied for the issuance of an 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 Commercial Site on the area measuring 1.310 Acres in Residential plotted Colony measuring 97.773 Acres (Licence No. 183 of 2007 dated 31.05.2007) in Sector-36, Karnal.

The permission for the occupation of the building prescribed below is hereby granted after compounding of the violations and receipt of the composition charges amounting Rs. 54,845/- (Rs. Fifty Four Thousand Eight Hundred & Forty Five Only) subject to the condition that this occupation certificate will stand automatically cancelled, if the permitted use of building or part thereof is change or any additional construction or alteration in the said building is raised without approval of the Competent Authority or the portion of the building for which occupation certificate has not been granted is occupied. This would also attract action under the applicable law.

The components of the said building alongwith area as per report of District Town Planner, Karnal for which occupation certificate is being granted are as under:-

Basement Floor	:	3,581.42	Sq Mtrs
Ground Floor	:	2,489.842	Sq Mtrs
First Floor	:	2,479.814	Sq Mtrs
Second Floor	:	1,526.564	Sq Mtrs
Mumty+Machine Room Etc.	:	169.15	Sq Mtrs.

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

Encl No. STP(P)/LC-30/PA/2016/-

Dated:-

Copy of the above is forwarded to the following for information please.

1. Standing Engineer-HUDA Circle, Karnal w.r.t. his office memo No. 2030 LC-2016 vide which clearance from Public Health point of view has

2. District Planner, Karnal w.r.t. his office memo No. 1123 dated

Senior Town Planner, cum-Chairman,

-18-

3BHK

Regd Post

OCCUPATION CERTIFICATE

From

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

To

Ansal Housing & Construction Ltd.  
15 UGF, Indra Prakash, 21 Barakhamba Road,  
New Delhi- 110001.

Memo No. STP(P)/OC-805/PA/2016/6133

Dated:- 30.03.16

Subject:

Grant of occupation certificate in respect of Residential House on  
Plot No. A-26, Sector-36, Ansal Housing & Construction Ltd., District-  
Karnal.

Reference:- Your application dated 15.02.2016.

Whereas you have applied for the issuance of an 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 House No. A-26 Sector-36, Ansal Housing & Construction Ltd., District Karnal.

The permission for the occupation of the building prescribed below is hereby granted after compounding of the violations and receipt of the composition charges amounting Rs. 44,392/- (Rs. Forty Four Thousand Three Hundred & Ninety Two Only) subject to the condition that this occupation certificate will stand automatically cancelled, if the permitted use of building or part thereof is change or any additional construction or alteration in the said building is raised without approval of the Competent Authority or the portion of the building for which occupation certificate has not been granted is occupied. This would also attract action under the applicable law.

The components of the said building alongwith area for which occupation certificate is being granted are as under:-

Ground Floor	:	119.78 Sq Mtrs
First Floor	:	119.78 Sq Mtrs
Second	:	90.97 Sq Mtrs.
<b>Total covered area</b>	:	<b>330.53 Sq Mtrs.</b>
Mumty	:	11.859 Sq Mtrs.

Ten 10244

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

Endst No:- STP(P)/OC-805/PA/2016/-

Dated:-

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

1. Superintending Engineer HUDA Circle, Karnal w.r.t. his office memo No. 2497 dated 03.05.2016 vide which clearance from Public Health point of view has been issued.
2. District Town Planner, Karnal w.r.t. his office memo No. 329 dated 03.03.2016.

1  
Senior Town Planner, cum-Chairman,  
Building Composition Committee,  
Panchkula.

-19-

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

To

Ansal Housing & Construction Ltd.  
15 UGF, Indra Prakash, 21 Barakhamba Road,  
New Delhi- 110001.

Memo No. STP(P)/OC-799/PA/2016/ 6139

Dated:- 30.08.16

**Subject:** Grant of occupation certificate in respect of Residential House on Plot No. A-27, Sector-36, Ansal Housing & Construction Ltd., District-Karnal.

**Reference:-** Your application dated 15.02.2016.

Whereas you have applied for the issuance of an 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 House No. A-27, Sector-36, Ansal Housing & Construction Ltd., District Karnal.

The permission for the occupation of the building prescribed below is hereby granted after compounding of the violations and receipt of the composition charges amounting Rs. 44,392/- (Rs. Forty Four Thousand Three Hundred & Ninety Two Only) subject to the condition that this occupation certificate will stand automatically cancelled, if the permitted use of building or part thereof is change or any additional construction or alteration in the said building is raised without approval of the Competent Authority or the portion of the building for which occupation certificate has not been granted is occupied. This would also attract action under the applicable law.

The components of the said building alongwith area for which occupation certificate is being granted are as under:-

Ground Floor	:	119.78 Sq Mtrs
First Floor	:	119.78 Sq Mtrs
Second	:	90.97 Sq Mtrs.
<b>Total covered area</b>	:	<b>330.53 Sq Mtrs.</b>
Mumty	:	11.859 Sq Mtrs.

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

Endst No:-STP(P)/OC-799/PA/2016/-

Dated:-

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

1. Superintending Engineer HUDA Circle, Karnal w.r.t. his office memo No. 2497 dated 03.05.2016 vide which clearance from Public Health point of view has been issued.
2. District Town Planner, Karnal w.r.t. his office memo No. 324 dated 03.03.2016.

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

Regd Post

OCCUPATION-CERTIFICATE

From

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

-20-

-35-

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

To

Ansal Housing & Construction Ltd.  
15 UGF, Indra Prakash, 21 Barakhamba Road,  
New Delhi- 110001.

Memo No. STP(P)/OC-800/PA/2016/ 6191

Dated:- 30.08.16

**Subject:** Grant of occupation certificate in respect of Residential House on Plot No. A-28, Sector-36, Ansal Housing & Construction Ltd., District-Karnal.

**Reference:-** Your application dated 15.02.2016.

Whereas you have applied for the issuance of an 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 House No. A-28, Sector-36, Ansal Housing & Construction Ltd., District Karnal.

The permission for the occupation of the building prescribed below is hereby granted after compounding of the violations and receipt of the composition charges amounting Rs. 44,392/- (Rs. Forty Four Thousand Three Hundred & Ninety Two Only) subject to the condition that this occupation certificate will stand automatically cancelled, if the permitted use of building or part thereof is change or any additional construction or alteration in the said building is raised without approval of the Competent Authority or the portion of the building for which occupation certificate has not been granted is occupied. This would also attract action under the applicable law.

The components of the said building alongwith area for which occupation certificate is being granted are as under:-

Ground Floor	:	119.78 Sq Mtrs
First Floor	:	119.78 Sq Mtrs
Second	:	90.97 Sq Mtrs.
<b>Total covered area</b>	:	<b>330.53 Sq Mtrs.</b>
Mumty	:	11.859 Sq Mtrs.

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

Endst No: STP(P)/OC-800/PA/2016/-

Dated:-

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

1. Superintending Engineer HUDA Circle, Karnal w.r.t. his office memo No. 2497 dated 03.05.2016 vide which clearance from Public Health point of view has been issued.
2. District Town Planner, Karnal w.r.t. his office memo No. 325 dated 03.03.2016.

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

-21-

From

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

To

Ansal Housing & Construction Ltd.  
15 UGF, Indra Prakash, 21 Barakhamba Road,  
New Delhi- 110001.

Memo No. STP(P)/OC-804/PA/2016/ 6115

Dated: 30.09.16

**Subject:** Grant of occupation certificate in respect of Residential House on Plot No. A-29, Sector-36, Ansal Housing & Construction Ltd., District-Karnal.

**Reference:-** Your application dated 15.02.2016.

Whereas you have applied for the issuance of an occupation certificate as required under rule 47(I) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 in respect of House No. A-29, Sector-36, Ansal Housing & Construction Ltd., District Karnal.

The permission for the occupation of the building prescribed below is hereby granted after compounding of the violations and receipt of the composition charges amounting Rs. 44,392/- (Rs. Forty Four Thousand Three Hundred & Ninety Two Only) subject to the condition that this occupation certificate will stand automatically cancelled, if the permitted use of building or part thereof is change or any additional construction or alteration in the said building is raised without approval of the Competent Authority or the portion of the building for which occupation certificate has not been granted is occupied. This would also attract action under the applicable law.

The components of the said building alongwith area for which occupation certificate is being granted are as under:-

Ground Floor	:	119.78 Sq Mtrs
First Floor	:	119.78 Sq Mtrs
Second Floor	:	90.97 Sq Mtrs.
<b>Total covered area</b>	:	<b>330.53 Sq Mtrs.</b>
Mumty	:	11.859 Sq Mtrs.

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

Endst No:-STP(P)/OC-804/PA/2016/-

Dated:-

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

1. Superintending Engineer HUDA Circle, Karnal w.r.t. his office memo No. 2497 dated 03.05.2016 vide which clearance from Public Health point of view has been issued.
2. District Town Planner, Karnal w.r.t. his office memo No. 331 dated 03.03.2016.

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

-22-

38

FROM

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

To

Ansal Housing & Construction Ltd.  
15 UGF, Indra Prakash, 21 Barakhamba Road,  
New Delhi- 110001.

Memo No. STP(P)/OC-803/PA/2016/ 6112

Dated:- 30.08.

**Subject:** Grant of occupation certificate in respect of Residential House on Plot No. A-30, Sector-36, Ansal Housing & Construction Ltd., District-Karnal.

**Reference:-** Your application dated 15.02.2016.

Whereas you have applied for the issuance of an 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 House No. A-30 Sector-36, Ansal Housing & Construction Ltd., District Karnal.

The permission for the occupation of the building prescribed below is hereby granted after compounding of the violations and receipt of the composition charges amounting Rs. 44,392/- (Rs. Forty Four Thousand Three Hundred & Ninety Two Only) subject to the condition that this occupation certificate will stand automatically cancelled, if the permitted use of building or part thereof is change or any additional construction or alteration in the said building is raised without approval of the Competent Authority or the portion of the building for which occupation certificate has not been granted is occupied. This would also attract action under the applicable law.

The components of the said building alongwith area for which occupation certificate is being granted are as under:-

Ground Floor	:	119.78 Sq Mtrs
First Floor	:	119.78 Sq Mtrs
Second	:	90.97 Sq Mtrs.
<b>Total covered area</b>	:	<b>330.53 Sq Mtrs.</b>
Mumty	:	11.859 Sq Mtrs.

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

Endst No:- STP(P)/OC-803/PA/2016/-

Dated:-

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

1. Superintending Engineer HUDA Circle, Karnal w.r.t. his office memo No. 2497 dated 03.05.2016 vide which clearance from Public Health point of view has been issued.
2. District Town Planner, Karnal w.r.t. his office memo No. 326 dated 03.03.2016.

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

-23-

FROM

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

To

Ansal Housing & Construction Ltd.  
15 UGF, Indra Prakash, 21 Barakhamba Road,  
New Delhi- 110001.

Memo No. STP(P)/OC-802/PA/2016/ 6149

Dated: 30.08/8

**Subject:** Grant of occupation certificate in respect of Residential House on Plot No. A-31, Sector-36, Ansal Housing & Construction Ltd., District-Karnal.

**Reference:-** Your application dated 15.02.2016.

Whereas you have applied for the issuance of an 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 House No. A-31, Sector-36, Ansal Housing & Construction Ltd., District Karnal.

The permission for the occupation of the building prescribed below is hereby granted after compounding of the violations and receipt of the composition charges amounting Rs. 44,392/- (Rs. Forty Four Thousand Three Hundred & Ninety Two Only) subject to the condition that this occupation certificate will stand automatically cancelled, if the permitted use of building or part thereof is change or any additional construction or alteration in the said building is raised without approval of the Competent Authority or the portion of the building for which occupation certificate has not been granted is occupied. This would also attract action under the applicable law.

The components of the said building alongwith area for which occupation certificate is being granted are as under:-

Ground Floor	:	119.78 Sq Mtrs
First Floor	:	119.78 Sq Mtrs
Second	:	90.97 Sq Mtrs.
<b>Total covered area</b>	:	<b>330.53 Sq Mtrs.</b>
Mumty	:	11.859 Sq Mtrs.

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

Endst No:-STP(P)/OC-802/PA/2016/-

Dated:-

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

1. Superintending Engineer HUDA Circle, Karnal w.r.t. his office memo No. 2497 dated 03.05.2016 vide which clearance from Public Health point of view has been issued.
2. District Town Planner, Karnal w.r.t. his office memo No. 332 dated 03.03.2016.

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

-24-

4BHK

BR-VII

Regd Post

[See Code 4.10(2), (4) and (5)]  
**FORM OF OCCUPATION-CERTIFICATE**

From

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

To

Ansal Housing & Construction Ltd.  
 15 UGF, Indra Prakash, 21 Barakhamba Road,  
 New Delhi- 110001.

Subject:

Memo No. STP(P)/OC-1208/PA/2017/ 1960 Dated:- 12/5/17  
**Grant of occupation certificate in respect of Residential House on Plot No. A-58, Sector-36, Ansal Housing & Construction Ltd., Karnal.**

Reference:- Your application dated 29.11.2016 &amp; 03.01.2017.

Whereas Ansal Housing & Construction Ltd have applied for the issue of an occupation certificate in respect of the building described below:-

**Site No.:** -A-58, Sector-36,**City:-** Ansal Housing & Construction Ltd., Karnal.

The components of the said building alongwith area for which occupation certificate is being granted are as under:-

<b>Ground Floor</b>	:	<b>137.51</b>	<b>Sq.M.</b>
<b>First Floor</b>	:	<b>137.51</b>	<b>Sq.M.</b>
<b>Second Floor</b>	:	<b>137.51</b>	<b>Sq.M.</b>
<b>Total</b>	:	<b>412.53</b>	<b>Sq.M.</b>
<b>Mumty</b>	:	<b>12.60</b>	<b>Sq.M.</b>

I hereby grant permission for the Occupation Certificate of the said building with following condition:-

1. The permission for the occupation of the building prescribed below is hereby granted after compounding of the violations and receipt of the composition charges amounting Rs. 1,73,052/- (Rs. One Lacs Seventy Three Thousand & Fifty Two Only) and charges for increased FAR amounting Rs. 53,393/- (Rs. Sixty Three Thousand Three Hundred & Ninty Three Only) in favour of Commissioner, Municipal Corporation, Karnal, subject to audit and reconciliation of accounts.
2. This occupation certificate will stand automatically cancelled, if the permitted use of building or part thereof is change or any additional construction or alteration in the said building is raised without approval of the Competent Authority or the portion of the building for which occupation certificate has not been granted is occupied. This would also attract action under the applicable law.

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

Endst No:-STP(P)/OC-1208/PA/2017/-

Dated:-

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

1. Superintending Engineer HUDA Circle, Karnal w.r.t. his office memo No. 59587 dated 05.04.2017 vide which clearance from Public Health point of view has been issued.
2. District Town Planner, Karnal w.r.t. his office memo No. 86 dated 12.01.2017.

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

-25-

ZBHK

from

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

To

Ansal Housing & Construction Ltd.  
15 UGF, Indra Prakash, 21 Barakhamba Road,  
New Delhi- 110001.

Memo No. STP(P)/OC-814/PA/2016/ 6118

Dated: 30.08.16

**Subject:** Grant of occupation certificate in respect of Residential House on Plot No. C-74, Sector-36, Ansal Housing & Construction Ltd., District-Karnal.

**Reference:-** Your application dated 15.02.2016.

Whereas you have applied for the issuance of an 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 House No. C-74, Sector-36, Ansal Housing & Construction Ltd., District Karnal.

The permission for the occupation of the building prescribed below is hereby granted after compounding of the violations and receipt of the composition charges amounting Rs. 37,323/- (Rs. Thirty Seven Thousand Three Hundred & Twenty Three Only) subject to the condition that this occupation certificate will stand automatically cancelled, if the permitted use of building or part thereof is change or any additional construction or alteration in the said building is raised without approval of the Competent Authority or the portion of the building for which occupation certificate has not been granted is occupied. This would also attract action under the applicable law.

The components of the said building alongwith area for which occupation certificate is being granted are as under:-

Ground Floor	:	81.17 Sq Mtrs
First Floor	:	81.17 Sq Mtrs
Second Floor	:	81.17 Sq Mtrs.
<b>Total covered area</b>	:	<b>243.51 Sq Mtrs.</b>
Murthy	:	11.81 Sq Mtrs.

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

Endst No:-STP(P)/OC-814/PA/2016/-

Dated:-

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

1. Superintending Engineer HUDA Circle, Karnal w.r.t. his office memo No. 2497 dated 03.05.2016 vide which clearance from Public Health point of view has been issued.
2. District Town Planner, Karnal w.r.t. his office memo No. 304 dated 02.03.2016.

1  
Senior Town Planner, cum-Chairman,  
Building Composition Committee,  
Panchkula.

-26-

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

To

Ansal Housing & Construction Ltd.  
15 UGF, Indra Prakash, 21 Barakhanba Road,  
New Delhi- 110001.

Memo No. STP(P)/OC-797/PA/2016/ 6124

Dated: 30.08.16

**Subject:** Grant of occupation certificate in respect of Residential House on Plot No. C-75, Sector-36, Ansal Housing & Construction Ltd., District-Karnal.

**Reference:-** Your application dated 15.02.2016.

Whereas you have applied for the issuance of an 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 House No. C-75, Sector-36, Ansal Housing & Construction Ltd., District Karnal.

The permission for the occupation of the building prescribed below is hereby granted after compounding of the violations and receipt of the composition charges amounting Rs. 41,342/- (Rs. Forty One Thousand Three Hundred & Forty Two Only) subject to the condition that this occupation certificate will stand automatically cancelled, if the permitted use of building or part thereof is change or any additional construction or alteration in the said building is raised without approval of the Competent Authority or the portion of the building for which occupation certificate has not been granted is occupied. This would also attract action under the applicable law.

The components of the said building alongwith area for which occupation certificate is being granted are as under:-

Ground Floor	:	81.17 Sq Mtrs
First Floor	:	81.17 Sq Mtrs
Second Floor	:	81.17 Sq Mtrs
<b>Total covered area</b>	:	<b>243.51 Sq Mtrs.</b>
Munty	:	11.76 Sq Mtrs.

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

Endst No:-STP(P)/OC-797/PA/2016/-

Dated:-

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

1. Superintending Engineer HUDA Circle, Karnal w.r.t. his office memo No. 2497 dated 03.05.2016 vide which clearance from Public Health point of view has been issued.
2. District Town Planner, Karnal w.r.t. his office memo No. 328 dated 03.03.2016.

1  
Senior Town Planner, cum-Chairman,  
Building Composition Committee,  
Panchkula.

-27-

From

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

To

Ansal Housing & Construction Ltd.  
15 UGF, Indra Prakash, 21 Barakhamba Road,  
New Delhi- 110001.

Memo No. STP(P)/OC-806/PA/2016/ 6174

Dated:- 01.05.16

**Subject:** Grant of occupation certificate in respect of Residential House on Plot No. C-76, Sector-36, Ansal Housing & Construction Ltd., District-Karnal.

**Reference:-** Your application dated 15.02.2016.

Whereas you have applied for the issuance of an 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 House No. C-76, Sector-36, Ansal Housing & Construction Ltd., District Karnal.

The permission for the occupation of the building prescribed below is hereby granted after compounding of the violations and receipt of the composition charges amounting Rs. 41,342/- (Rs. Forty One Thousand Three Hundred & Forty Two Only) subject to the condition that this occupation certificate will stand automatically cancelled, if the permitted use of building or part thereof is change or any additional construction or alteration in the said building is raised without approval of the Competent Authority or the portion of the building for which occupation certificate has not been granted is occupied. This would also attract action under the applicable law.

The components of the said building alongwith area for which occupation certificate is being granted are as under:-

Ground Floor	:	81.17 Sq Mtrs
First Floor	:	81.17 Sq Mtrs
Second Floor	:	81.17 Sq Mtrs.
<b>Total covered area</b>	:	<b>243.51 Sq Mtrs.</b>
Mumty	:	11.81 Sq Mtrs.

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

Endst No. STP(P)/OC-806/PA/2016/-

Dated:-

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

1. Superintending Engineer HUDA Circle, Karnal w.r.t. his office memo No. 2497 dated 03.05.2016 vide which clearance from Public Health point of view has been issued.
2. District Town Planner, Karnal w.r.t. his office memo No. 322 dated 03.03.2016.

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

-28-

From

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

To

Ansal Housing & Construction Ltd.  
15 UGF, Indra Prakash, 21 Barakhamba Road,  
New Delhi- 110001.

Memo No. STP(P)/OC-807/PA/2016/ 6130

Dated:- 30.08/16

**Subject:** Grant of occupation certificate in respect of Residential House on Plot No. C-77, Sector-36, Ansal Housing & Construction Ltd., District-Karnal.

**Reference:-** Your application dated 15.02.2016.

Whereas you have applied for the issuance of an 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 House No. C-77 Sector-36, Ansal Housing & Construction Ltd., District Karnal.

The permission for the occupation of the building prescribed below is hereby granted after compounding of the violations and receipt of the composition charges amounting Rs. 37,323/ (Rs. Thirty Seven Thousand Three Hundred & Twenty Three Only) subject to the condition that this occupation certificate will stand automatically cancelled, if the permitted use of building or part thereof is change or any additional construction or alteration in the said building is raised without approval of the Competent Authority or the portion of the building for which occupation certificate has not been granted is occupied. This would also attract action under the applicable law.

The components of the said building alongwith area for which occupation certificate is being granted are as under:-

Ground Floor	:	81.17 Sq Mtrs
First Floor	:	81.17 Sq Mtrs
Second Floor	:	<u>81.17 Sq Mtrs.</u>
<b>Total covered area</b>	:	<b>243.51 Sq Mtrs.</b>
Mumty	:	11.76 Sq Mtrs.

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

Endst No:-STP(P)/OC-807/PA/2016/-

Dated:-

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

1. Superintending Engineer HUDA Circle, Karnal w.r.t. his office memo No. 2497 dated 03.05.2016 vide which clearance from Public Health point of view has been issued.
2. District Town Planner, Karnal w.r.t. his office memo No. 330 dated 03.03.2016.

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

-29-

97

From

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

To

Ansal Housing & Construction Ltd.  
15 UGF, Indra Prakash, 21 Barakhamba Road,  
New Delhi- 110001.

Memo No. STP(P)/OC-808/PA/2016/ 6127

Dated:- 30.08/16

**Subject:** Grant of occupation certificate in respect of Residential House on Plot No. C-78, Sector-36, Ansal Housing & Construction Ltd., District-Karnal.

**Reference:** Your application dated 15.02.2016.

Whereas you have applied for the issuance of an 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 House No. C-78, Sector-36, Ansal Housing & Construction Ltd., District Karnal.

The permission for the occupation of the building prescribed below is hereby granted after compounding of the violations and receipt of the composition charges amounting Rs. 37,323/- (Rs. Thirty Seven Thousand Three Hundred & Twenty Three Only) subject to the condition that this occupation certificate will stand automatically cancelled, if the permitted use of building or part thereof is change or any additional construction or alteration in the said building is raised without approval of the Competent Authority or the portion of the building for which occupation certificate has not been granted is occupied. This would also attract action under the applicable law.

The components of the said building alongwith area for which occupation certificate is being granted are as under:-

Ground Floor	:	81.17 Sq Mtrs
First Floor	:	81.17 Sq Mtrs
Second Floor	:	<u>81.17 Sq Mtrs.</u>
<b>Total covered area</b>	:	<b>243.51 Sq Mtrs.</b>
Murthy	:	11.81 Sq Mtrs.

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

Endst No:-STP(P)/OC-808/PA/2016/-

Dated:-

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

1. Superintending Engineer HUDA Circle Karnal w.r.t. his office memo No. 2497 dated 03.05.2016 vide which clearance from Public Health point of view has been issued.
2. District Town Planner, Karnal w.r.t. his office memo No. 327 dated 03.03.2016.

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

-30-

-15-

From

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

To

Ansal Housing & Construction Ltd.  
15 UGF, Indra Prakash, 21 Barakhamba Road,  
New Delhi- 110001.

Memo No. STP(P)/OC-801/PA/2016/ 6136

Dated: 30.03.16

**Subject:** Grant of occupation certificate in respect of Residential House on Plot No. C-81, Sector-36, Ansal Housing & Construction Ltd., District-Karnal.

**Reference:-** Your application dated 15.02.2016.

Whereas you have applied for the issuance of an 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 House No. C-81 Sector-36, Ansal Housing & Construction Ltd., District Karnal.

The permission for the occupation of the building prescribed below is hereby granted after compounding of the violations and receipt of the composition charges amounting Rs. 37,323/- (Rs. Thirty Seven Thousand Three Hundred & Twenty Three Only) subject to the condition that this occupation certificate will stand automatically cancelled, if the permitted use of building or part thereof is change or any additional construction or alteration in the said building is raised without approval of the Competent Authority or the portion of the building for which occupation certificate has not been granted is occupied. This would also attract action under the applicable law.

The components of the said building alongwith area for which occupation certificate is being granted are as under:-

Ground Floor	:	81.17 Sq Mtrs
First Floor	:	81.17 Sq Mtrs
Second Floor	:	81.17 Sq Mtrs.
<b>Total covered area</b>	:	<b>243.51 Sq Mtrs.</b>
Mumty	:	11.76 Sq Mtrs.

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

Endst No.-STP(P)/OC-801/PA/2016/-

Dated:-

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

1. Superintending Engineer HUDA Circle, Karnal w.r.t. his office memo No. 2497 dated 03.05.2016 vide which clearance from Public Health point of view has been issued.
2. District Town Planner, Karnal w.r.t. his office memo No. 321 dated 03.03.2016.

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

-31-

From

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

To

Ansal Housing & Construction Ltd.  
15 UGF, Indra Prakash, 21 Barakhamba Road,  
New Delhi- 110001.

Memo No. STP(P)/OC-809/PA/2016/ 6177

Dated:- 01.09.16

**Subject:** Grant of occupation certificate in respect of Residential House on Plot No. C-82, Sector-36, Ansal Housing & Construction Ltd., District-Karnal.

**Reference:-** Your application dated 15.02.2016.

Whereas you have applied for the issuance of an 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 House No. C-82 Sector-36, Ansal Housing & Construction Ltd., District Karnal.

The permission for the occupation of the building prescribed below is hereby granted after compounding of the violations and receipt of the composition charges amounting Rs. 37,323/- (Rs. Thirty Seven Thousand Three Hundred & Twenty Three Only) subject to the condition that this occupation certificate will stand automatically cancelled, if the permitted use of building or part thereof is change or any additional construction or alteration in the said building is raised without approval of the Competent Authority or the portion of the building for which occupation certificate has not been granted is occupied. This would also attract action under the applicable law.

The components of the said building alongwith area for which occupation certificate is being granted are as under:-

Ground Floor	:	81.17 Sq Mtrs
First Floor	:	81.17 Sq Mtrs
Second Floor	:	81.17 Sq Mtrs
<b>Total covered area</b>	:	<b>243.51 Sq Mtrs.</b>
Mumty	:	11.81 Sq Mtrs.

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

Endst No:-STP(P)/OC 809/PA/2016/-

Dated:-

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

1. Superintending Engineer HUDA Circle, Karnal w.r.t. his office memo No. 2497 dated 03.05.2016 vide which clearance from Public Health point of view has been issued.
2. District Town Planner, Karnal w.r.t. his office memo No. 323 dated 03.03.2016.

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

- 32 -

BR-III  
(See Rule 44)  
Form of Sanction

From District Town Planner-Cum  
Chairman Building Plan Committee  
Karnal

To M/s Ansal Housing & Construction Ltd.  
15, UGF, Indra Parkash, 21, Barakhamba Road,  
New Delhi-110001

Memo No: 1467 Dated: 05/01/11

Sub: Approval of Building Plans for Plot No. A-27, A-29, & A-31 in the  
licensed colony namely M/s Ansal Housing & Construction Ltd, Sector-  
36 Karnal.

Reference your application dated 10.03.2011 permission to erect. Re-erect  
Add to / alter building on Plot No. A-27, A-29, & A-31 in the licensed colony namely M/s  
Ansal Housing & Construction Ltd. Sector- 36 Karnal in accordance with the plans  
submitted with it.

It is to inform that building plan approval committee in its meeting held on  
granted sanction for aforesaid construction subject to the provision of Punjab Scheduled  
Road, and Controlled Areas Restriction of unregulated Development Act, 1963 rules framed  
there under and approved zoning plan with the following conditions.

1. The plans are valid for a period of two year from date of sanction.
2. The owner shall give on week's advance notice to the District Town Planner, Karnal before the commencement of construction work at site.
3. Plinth level will be kept minimum 0.48 mtr. Above the adjoining road level as measured from center of the metalled portion and in case of basement it shall be 1.20 mtrs.
4. In case the adjoining building is construction as site. The basement shall be construction after leaving 2.44 meter set back from the constructed adjoining building.
5. The owner shall obtain DPC certificate at plinth level from the District Town Planner, Karnal before proceeding further constructed of super structure.
6. The owner shall construct the gate and boundary wall as per approved standard design.
7. If any infringement of Bye-laws remains unnoticed, the competent authority reserves the right to amend the plans as when such infringement come to its notice after giving an opportunity of being heard and the competent authority shall indemnified against any claim on this account.
8. Director, Town & Country Planning, Haryana/competent authority will stand indemnified and kept harmless from all proceeding in courts and before other authorities from all expenses / loss / claims which the competent authority may incur or become liable to any as a result or in consequences of the sanction accorded by it to the building plan.
9. The party shall not occupy or permit it to occupy the building of use or permit to be used the building or part affected by any such until occupancy certificate is issued by the competent authority under 47 of Punjab Scheduled Roads and Controlled Area Restriction of Unregulated Development Rules, 1965.
10. Any violation of zoning plan and building Bye-laws will not be compounded.



11. The door and window shutter shall be fixed in such a way that they shall not when open project on any street.
12. The internal services shall be arranged by the party itself.
13. That you will make all provisions required for rain water harvesting as per Govt instruction / notification & start from time to time.
14. That you will ensure that the building will be construction strictly in accordance with the seismic parameters as per rules / National Building Code and sole responsibility for the structure will be owner / Architect / Engineer.
15. That you will make arrangement for sufficient parking inside your premises as per rule / norms / zoning plan. That you will make provision of fire fighting in the building as per N.B.C and ill submit fire safety certificate from competent authority within a period of 60 days from the date of sanction.
16. The sanction will not be void-ab-initio if any of the conditions mentioned above are not complied with.
17. This building will not be used for any other purpose except as approved.
18. This plan is approved without prejudice to the status of the license for the colony.
19. Provisions of rainwater harvesting shall be provided in the building.
20. An amount Rs. \_\_\_\_\_/- has been deposited towards i.e. Labour Cess vide

D.D. No. Rs. 126296 (DD No. 156150 dt. 1-4-11 Axis bank, New Delhi) dated Rs. 1074 (DD No. 156145 dt. 4-3-11 Axis bank, New Delhi) Rs. 2000/- (D.D. No. 158582 dt. 23-4-11 Axis Bank, New Delhi) Rs. 2000/- (D.D. No. 158578 dt. 23-4-11 Axis Bank, New Delhi)

District Town Planner-Cum  
Chairman Building Plan Committee  
Karnal

Endst. : A set of sanctioned building plan.

Endst. No:

Dated:

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

1. Executive Engineer HUDA Division w.r.t his memo no. 5797 dated 1-4-2011
2. Manger M's Ansal Housing & Construction Ltd, Sector- 36 Karnal with the direction not to allow sewer connection to the applicant before he obtains occupation certificate from the department.

District Town Planner-Cum  
Chairman Building Plan Committee  
Karnal

-34-

BR-III  
(See Rule 44)  
Form of Sanction

From District Town Planner-Gum  
Chairman Building Plan Committee  
Karnal

To M/s Ansal Housing & Construction Ltd.  
15, UGF, Indra Parkash, 21, Barakhamba Road,  
New Delhi-110001

Memo No: 1877

Dated: 25/10/10

Subj: Approval of Building Plans for Plot No. C-74, C-76, C-78 & C-82 in the licensed colony namely M/s Ansal Housing & Construction Ltd. Sector- 36 Karnal.

Reference your application dated 15.03.2011 permission to erect, Re-erect Add to / alter building on Plot No. C-74, C-76, C-78 & C-82 in the licensed colony namely M/s Ansal Housing & Construction Ltd. Sector- 36 Karnal in accordance with the plans submitted with it.

It is to inform that building plan approval committee in its meeting held on granted sanction for aforesaid construction subject to the provision of Punjab Scheduled Road, and Controlled Areas Restriction of unregulated Development Act, 1963 rules framed there under and approved zoning plan with the following conditions.

1. The plans are valid for a period of two year from date of sanction.
2. The owner shall give one week's advance notice to the District Town Planner, Karnal before the commencement of construction work at site.
3. Plinth level with be kept minimum 0.45 mtr. Above the adjoining road level as measured from center of the metalled portion and in case of basement it shall be 1.20 mtrs.
4. In case the adjoining building is construction as site. The basement shall be construction after leaving 2.44 meter set back from the constructed adjoining building.
5. The owner shall obtain DPC certificate at plinth level from the District Town Planner, Karnal before proceeding further constructed of super structure.
6. The owner shall construct the gate and boundary wall as per approved standard design.
7. If any infringement of Bye-laws remains unnoticed, the competent authority reserves the right to amend the plans as when such infringement come to its notice after giving an opportunity of being heard and the competent authority shall indemnified against any claims on this account.
8. Director, Town & Country Planning, Haryana/competent authority will stand indemnified and kept harmless from all proceeding in courts and before other authorities from all expenses / loss / claims which the competent authority may incur or become liable to any as a result or in consequences of the sanction accorded by it to the building plan.
9. The party shall not occupy or permit it to occupy the building of use or permit to be used the building or part affected by any such until occupancy certificate is issued by the competent authority under 47 of Punjab Scheduled Roads and Controlled Area Restriction of Unregulated Development Rules, 1965.
10. Any violation of zoning plan and building Bye-laws will not be compounded.

-35-

- ~~11~~ - ~~12~~
11. The door and window shutter shall be fixed in such a way that they shall not when open project on any street.
  12. The internal services shall be arranged by the party itself.
  13. That you will make all provisions required for rain water harvesting as per Govt. instruction / notification issued from time to time.
  14. That you will ensure that the building will be constructed strictly in accordance with the seismic parameters as per rules / National Building Code and sole responsibilities for the structure will be owner / Architect / Engineer.
  15. That you will make arrangement for sufficient parking inside your premises as per rule / norms / zoning plan. That you will make provision of fire fighting in the building as per N.B.C and will submit fire safety certificate from competent authority within a period of 60 days from the date of sanction.
  16. The sanction will not be void-ab-initio if any of the conditions mentioned above are not complied with.
  17. This building will not be used for any other purpose except as approved.
  18. This plan is approved without prejudice to the status of the license for the colony.
  19. Provisions of rainwater harvesting shall be provided in the building.
  20. An amount Rs. \_\_\_\_\_ has been deposited towards i.e. Labour Cess vide

DD No. Rs. 1000/- 24/ DD No.

dated 12/10/11

Rs. 7230/- (DD No. 15858307.254)

Rs. 76/- (DD No. 15857784.231)

  
District Town Planner-Cum  
Chairman Building Plan Committee  
Karnal

Endst. : A set of sanctioned building plan.

Endst. No:

Dated:

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

1. Executive Engineer HUDA Division w.r.t his memo no. 5712 dated 11/10/2011
2. Manager M/s Ansal Housing & Construction Ltd. Sector- 35 Karnal with the direction not to allow sewer connection to the applicant before he obtains occupation certificate from the department.

  
District Town Planner-Cum  
Chairman Building Plan Committee  
Karnal

-36-

BR-iii  
(See Rule 44)  
Form of Sanction

From District Town Planner-Cum  
Chairman Building Plan Committee  
Karnal

To M/s Ansal Housing & Construction Ltd.  
15, JGF, Indira Park, 21, Barakhamba Road,  
New Delhi-110001

Memo No: 1978

Dated: 25/01/11

**Sub: Approval of Building Plans for Plot No. C-75, C-77 & C-81 in the licensed colony namely M/s Ansal Housing & Construction Ltd, Sector- 36 Karnal.**

Reference your application dated 16.03.2011 permission to erect. Re-erect Add to / alter building on Plot No. C-75, C-77 & C-81 in the licensed colony namely M/s Ansal Housing & Construction Ltd, Sector- 36, Karnal in accordance with the plans submitted with it.

It is to inform that building plan approval committee in its meeting held on granted sanction for aforesaid construction subject to the provision of Punjab Scheduled Road, and Controlled Areas Restriction of unregulated Development Act, 1963 rules framed there under and approved zoning plan with the following conditions:

1. The plans are valid for a period of two year from date of sanction.
2. The owner shall give one week's advance notice to the District Town Planner, Karnal before the commencement of construction work at site.
3. Plinth level will be kept minimum 0.46 mtr. Above the adjoining road level as measured from center of the metalled portion and in case of basement it shall be 1.20 mtrs.
4. In case the adjoining building is under construction as site. The basement shall be constructed after leaving 2.44 meter set back from the constructed adjoining building.
5. The owner shall obtain DPC certificate at plinth level from the District Town Planner, Karnal before proceeding further construction of super structure.
6. The owner shall construct the gate and boundary wall as per approved standard design.
7. If any infringement of Bye-laws remains unnoticed, the competent authority reserves the right to amend the plans as when such infringement comes to its notice after giving an opportunity of being heard and the competent authority shall be indemnified against any claim on this account.
8. Director, Town & Country Planning, Haryana/competent authority will stand indemnified and kept harmless from all proceeding in courts and before other authorities from all expenses / loss / claims which the competent authority may incur or become liable to any as a result or in consequences of the sanction accorded by it to the building plan.
9. The party shall not occupy or permit it to occupy the building or use or permit to be used the building or part affected by any such until occupancy certificate is issued by the competent authority under 47 of Punjab Scheduled Roads and Controlled Area Restriction of Unregulated Development Rules, 1965.
10. Any violation of zoning plan and building Bye-laws will not be compounded.

-37-

13

11. The door and window shutter shall be fixed in such a way that they shall not when open project on any street.
12. The internal services shall be arranged by the party itself.
13. That you will make all provisions required for rain water harvesting as per Govt. instruction / notification issued from time to time.
14. That you will ensure that the building will be construction strictly in accordance with the seismic parameters as per rules / National Building Code and sole responsibilities for the structure will be owner / Architect / Engineer.
15. That you will make arrangement for sufficient parking inside your premises as per rule / norms / zoning plan. That you will make provision of fire fighting in the building as per N.B.C and will submit fire safety certificate from competent authority within a period of 60 days from the date of sanction.
16. The sanction will not be void-ab-initio if any of the conditions mentioned above are not complied with.
17. This building will not be used for any other purpose except as approved.
18. This plan is approved without prejudice to the status of the license for the colony.
19. Provisions of rainwater harvesting shall be provided in the building.
20. An amount Rs. \_\_\_\_\_ has been deposited towards i.e. Labour Cess vide

DD No. Rs. 7546/21 DD No. 156158 dt. 4.3.11 Axis Bank New Delhi  
 dated Rs. 7623/21 dt. 15.6.11 dt. 4.3.11 Axis Bank New Delhi  
 Rs. 5427/21 dt. 15.6.11 dt. 25.11  
 Rs. 574/00 dt. 15.6.11 dt. 23.11  
 AXIS BANK, NEW DELHI

  
 District Town Planner-Cum  
 Chairman Building Plan Committee  
 Karnal

Enclst. : A set of sanctioned building plan.

Enclst. No:

Dated:

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

1. Executive Engineer HUDA Division with his memo no. 5832 dated 1-12-11
2. Manager M/s Ansal Housing & Construction Ltd. Sector- 36 Karnal with the direction not to allow sewer connection to the applicant before he obtains occupation certificate from the department.

District Town Planner-Cum  
 Chairman Building Plan Committee  
 Karnal

-38-

BR-III  
(See Rule 44)  
Form of Sanction

From

District Town Planner-Cum  
Chairman Building Plan Committee  
Karnal

To

M/s Ansal Housing & Construction Ltd  
15, UGF, Indira Parkash, 21, Barakhamba Road,  
New Delhi 110001

Memo No:

Dated:

Sub:

Approval of Building Plans for Plot No. A-26, A-28, & A-30 in the licensed colony namely M/s Ansal Housing & Construction Ltd. Sector-36 Karnal.

Reference your application dated 16.03.2011 permission to erect Re-erect Add to / alter building on Plot No. A-26, A-28, & A-30 in the licensed colony namely M/s Ansal Housing & Construction Ltd. Sector- 36 Karnal in accordance with the plans submitted with it.

It is to inform that building plan approval committee in its meeting held on granted sanction for aforesaid construction subject to the provision of Punjab Scheduled Road, and Controlled Areas Restriction of unregulated Development Act, 1963 rules framed there under and approved zoning plan with the following conditions.

1. The plans are valid for a period of two year from date of sanction
2. The owner shall give one week's advance notice to the District Town Planner, Karnal before the commencement of construction work at site
3. Plinth level will be kept minimum 0.45 mtr. Above the adjoining road level as measured from center of the metalled portion and in case of basement it shall be 1.20 mtrs.
4. In case the adjoining building is construction as site. The basement shall be construction after leaving 2.44 meter set back from the constructed adjoining building
5. The owner shall obtain DPC certificate at plinth level from the District Town Planner, Karnal before proceeding further constructed of super structure.
6. The owner shall construct the gate and boundary wall as per approved standard design.
7. If any infringement of Bye-laws remains unnoticed, the competent authority reserves the right to amend the plans as when such infringement come to its notice after giving an opportunity of being heard and the competent authority shall indemnified against any claim on this account
8. Director, Town & Country Planning, Haryana/competent authority will stand indemnified and kept harmless from all proceeding in courts and before other authorities from all expenses / loss / claims which the competent authority may incur or become liable to any as a result or in consequences of the sanction accorded by it to the building plan.
9. The party shall not occupy or permit it to occupy the building of use or permit to be used the building or part affected by any such until occupancy certificate is issued by the competent authority under 47 of Punjab Scheduled Roads and Controlled Area Restriction of Unregulated Development Rules, 1965.
10. Any violation of zoning plan and building Bye-laws will not be compounded

-39-



-25-

11. The door and window shutter shall be fixed in such a way that they shall not when open project on any street.
12. The internal services shall be arranged by the party itself.
13. That you will make all provisions required for rain water harvesting as per Govt. instruction / notification issued from time to time.
14. That you will ensure that the building will be constructed strictly in accordance with the seismic parameters as per rules / National Building Code and sole responsibility for the structure will be owner / Architect / Engineer.
15. That you will make arrangement for sufficient parking inside your premises as per rule / norms / zoning plan. That you will make provision of fire fighting in the building as per N.B.C and will submit fire safety certificate from competent authority within a period of 60 days from the date of sanction.
16. The sanction will not be void-ab-initio if any of the conditions mentioned above are not complied with.
17. This building will not be used for any other purpose except as approved.
18. This plan is approved without prejudice to the status of the license for the colony.
19. Provisions of rainwater harvesting shall be provided in the building.
20. An amount Rs. \_\_\_\_\_/- has been deposited towards i.e. Labour Cess vide

DD No. Rs. 108,296/-

dated Rs. 10/14/20

Rs. Rs. 3000/- (DD No. 158581 of 13/4/11) (ARIS BANK, ARIS DEVI)

Rs. = 3000/- (DD No. 158581 of 13/4/11)

At: B. H. Road, Karnal

District Town Planner-Cum  
Chairman Building Plan Committee  
Karnal

Endst. : A set of sanctioned building plan.

Endst. No:

Dated:

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

1. Executive Engineer HUDA Division w.r.t his memo no. 5798 dated 10.4.2011
2. Manger M/s Ansal Housing & Construction Ltd. Sector- 36 Karnal with the direction not to allow sewer connection to the applicant before he obtains occupation certificate from the department.

District Town Planner-Cum  
Chairman Building Plan Committee  
Karnal