

REGD.

FORM BR-VII
(See Code 4.10(2), (4) and (5))
Form of Occupation Certificate

From

Director,
Town & Country Planning Department,
Nagar Yojana Bhavan, Plot No. 3, Block-A,
Sector-18-A, Madhya Marg, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com, Website www.tcpharyana.gov.in

To

Shivnandan Buildtech Pvt. Ltd.,
4, Battery Lane, Rajpur Road,
Civil Lines, Delhi-110054.

Memo No. -ZP-742/PA(DK)/2022/ 37383 Dated: 13-12-2022

Whereas Shivnandan Buildtech Pvt. Ltd. has applied for the issue of an occupation certificate on 24.02.2022 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 70 of 2011 dated 22.07.2011 & Licence No. 82 of 2012 dated 27.08.2012.
- Total area of the Group Housing Colony measuring 13.32 acres.
- Sector-99, Gurugram Manesar Urban Complex.
- Indicating description of building, covered area, towers, nature of building etc.

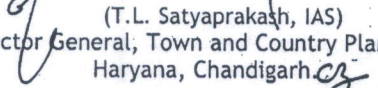
Tower/ Block No.	No of dwelling units sanctioned	No of dwelling units achieved	No. of Floors	FAR Sanctioned		FAR Achieved	
				Area in Sq.m.	%	Area in Sq.m.	%
Tower-6	54	54	Stilt/Ground Floor to 14 th Floor	5942.986	11.428	5942.986	11.428
Tower-7	52	52	Stilt/Ground Floor to 14 th Floor	8116.701	15.608	8237.289	15.840
Tower-8	52	52	Stilt/Ground Floor to 14 th Floor	6143.029	11.813	6147.893	11.822
EWS Block	124 (OC for 44 units already granted vide memo no. 33581 dated 09.11.2022)	32	Ground Floor to 3 rd Floor	2861.28 (OC for 1186.04 sqm already granted vide memo no. 33581 dated 09.11.2022)	5.50	570.80	1.098
Total	190 Main Dwelling Units and 32 EWS Units			23063.996	44.349	20898.968	40.188
Non-FAR Area in Sqm.							
Description		Tower/ Block No.	Sanctioned		Achieved		
Stilt Area		Tower-6	452.869		452.869		
		Tower-7	654.784		654.784		
		Tower-8	466.318		466.318		
Basement			27205.77 (OC for 9495.05 sqm already granted vide memo no. 33581 dated 09.11.2022)		6842.78		
Total			28779.741		8416.751		

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Fire Station Officer, MC, Gurugram, Environment Clearance issued State Environment Impact Assessment Authority Haryana, Panchkula, Structure Stability Certificate given by Sh. R.K. Singh, M.Tech. (Structure), Public Health Functional reports received from Chief Engineer-I, HSVP, Panchkula and after charging the composition charges amount of ₹ 3,70,596/- for the variations vis-à-vis approved building plans with following conditions:-

1. The building shall be used for the purposes for which the occupation certificate is being granted and in accordance with the uses defined in the approved Zoning Regulations/Zoning Plan and terms and conditions of the licence.
2. That you shall abide by the provisions of Haryana Apartment Ownership Act, 1983 and Rules framed thereunder. All the space for which occupation certificate is being granted shall have to be compulsorily registered and a deed of declaration will have to be filed by you within the time schedule as prescribed under the Haryana Apartment Ownership Act 1983. Failure to do so shall invite legal proceedings under the statute.
3. That you shall apply for the connection for disposal of sewerage, drainage & water supply from HSVP/competent authority as and when the services are made available, within 15 days from its availability. You shall also maintain the internal services to the satisfaction of the Director till the colony is handed over after granting final completion.
4. That you shall be fully responsible for supply of water, disposal of sewerage and storm water of your colony till these services are made available by HSVP/competent authority as per their scheme.
5. That in case some additional structures are required to be constructed as decided by HSVP at later stage, the same will be binding upon you.
6. That you shall maintain roof top rain water harvesting system properly and keep it operational all the time as per the provisions of Haryana Building Code, 2017.
7. The basements and stilt shall be used as per provisions of approved zoning plan and building plans.
8. That the outer facade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
9. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
10. That you shall comply with all the stipulations mentioned in the Environment Clearances issued by State Environment Impact Assessment Authority Haryana, Panchkula vide No. SEIAA/HR/2013/1527 dated 24.12.2013 and memo no. SEIAA/HR/2020/484 dated 28.10.2020.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2022/230 dated 01.09.2022 of the Fire Station Officer, MC, Gurugram with regard to fire safety measures.
12. That you shall comply with all the conditions laid down in Form-D issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana, 526/19, Shivaji Nagar, Opp. S.D. Public School (Khandsa Road), Gurugram.
13. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
14. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.
15. That you shall impose a condition in the allotment/possession letter that the allottee shall use Light-Emitting Diode lamps (LED) for internal lighting, so as to conserve energy.
16. That you shall apply for connection of Electricity within 15 days from the date of issuance of occupation certificate and shall submit the proof of submission thereof

to this office. In case the electricity is supplied through Generators then the tariff charges should not exceed the tariff being charged by DHBVN.


17. That provision of parking shall be made within the area earmarked/ designated for parking in the colony and no vehicle shall be allowed to park outside the premises.
18. The occupation certificate is granted with the condition that either BG shall be deposited or ESCROW account shall be opened before 02.01.2023. In case of default, OC will be withdrawn.
19. That you shall clear the outstanding dues of EDC in Licence No. 82 of 2012 dated 27.08.2012 within a period of 60 days from the date of issue of this occupation certificate.
20. Any violation of the above said conditions shall render this occupation certificate null and void.


(T.L. Satyaprakash, IAS)
Director General, Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-742/PA(DK)/2022/ 37384-89 : Dated: - 13-12-2022

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

1. Fire Station Officer, MC, Gurugram with reference to his Memo. No. FS/2022/230 dated 01.09.2022 vide which no objection certificate for occupation of the above-referred buildings have been granted. It is requested to ensure compliance of the conditions imposed by your letter under reference. Further in case of any lapse by the owner, necessary action as per rules should be ensured. In addition to the above, you are requested to ensure that adequate fire fighting infrastructure is created at Gurugram for the high-rise buildings and concerned Fire Officer will be personally responsible for any lapse/violation.
2. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 182049 dated 21.10.2022 & memo no. 205712 dated 07.12.2022.
3. Senior Town Planner, Gurugram with reference to his office memo. No. 3759 dated 07.06.2022.
4. Superintending Engineer (Planning), HVPNL, Sector-6, Panchkula w.r.t. this office endst. no. 9907 dated 12.04.2022 and compliance of condition no. 18. by the colonizer.
5. District Town Planner, Gurugram with reference to his office Endst. No. 6370 dated 11.06.2022.
6. Nodal Officer, website updation.


(S.K. Sehrawat),
District Town Planner (HQ),
For: Director General, Town and Country Planning,
Haryana, Chandigarh.