

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

Robust Buildwell Pvt. Ltd.,  
Regd. Office-632, Sector-21A,  
Faridabad.

Memo No. ZP-842 Vol-II/AD(NK)/2022/ 6738

Dated: - 11/03/2022

Whereas Robust Buildwell Pvt. Ltd. has applied for the issue of an occupation certificate in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Faridabad: -

- License no. 17 of 2012 dated 02.03.2012, 62 of 2012 dated 15.06.2012, 51-52 of 2017 dated 22.07.2017.
- Total area of the Commercial Site measuring 22.29265 acres.
- Sector-79, Faridabad.
- Indicating description of building, covered area, towers, nature of building etc.

| Sr. No.  | SCO no. (As per site)                | Total No of SCO's | Floors      |  | FAR Sanctioned  |        | FAR Achieved  |       |
|--|--------------------------------------|-------------------|-------------|--|-----------------|--------|---------------|-------|
|  |                                      |                   | Achieved    |  | Area in Sq. mt. | %      | Area in Sq.mt | %     |
| 1.   | 01 & 02                              | 2                 | G+2         |  | 349.656         | 0.388  | 349.656       | 0.388 |
| 2.   | 03, 3A, 3B & 3C                      | 4                 | G+2         |  | 602.516         | 0.668  | 602.516       | 0.668 |
| 3.   | 106 & 107                            | 2                 | G+2         |  | 349.656         | 0.388  | 349.656       | 0.388 |
| 4.   | 108 to 115                           | 8                 | G+2         |  | 1398.624        | 1.550  | 1398.624      | 1.550 |
| 5.   | 116 & 117                            | 2                 | G+2         |  | 349.656         | 0.388  | 400.672       | 0.444 |
| 6.   | 118 to 154, 154B to 154D & 44A, 44B  | 43                | G+2         |  | 10236.215       | 11.345 | 10250.184     | 11.36 |
| 7.   | Commercial part of Residential Tower | -                 | G+1         |  | 5398.785        | 5.983  | 5398.785      | 5.983 |
| 8.   | Common Toilet Block                  | -                 | Ground Only |  | -               | -      | 99.033        | 0.110 |
| Total FAR  |                                      |                   |             |  | 18685.108       | 20.71  | 18848.969     | 20.89 |
| Non FAR area                                       |                                      |                   |             |  |                 |        |               |       |
| Basement under SCO's                               |                                      |                   |             |  | 3509.344        |        | 3509.344      |       |
| Upper Basement under Commercial/ Residential Block |                                      |                   |             |  | 13891.117       |        | 13891.117     |       |
| Staircase area deducted from SCO's as per HBC-2017 |                                      |                   |             |  |                 |        | 522.21        |       |

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Fire Station Officer, Faridabad, Environment Clearance issued by State Environment Impact Assessment Authority, Haryana, Structure Stability Certificate given by Sh. T. D. Aneja, M.E. (Structure), Public Health Functional reports received from Additional Chief Engineer (HQ), HSVP, Panchkula & Chief Engineer-I, HSVP, Panchkula, Haryana and after charging the composition charges amount of Rs. 28,03,151/- for the variations vis-à-vis approved building plans with following conditions: -

For Omaxe World Street Private Limited

*[Signature]*  
Authorised Signatory



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 there under. All the commercial spaces 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 HUDA 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 HUDA/State Government as per their scheme.
5. That in case some additional structures are required to be constructed as decided by HUDA 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 clearance issued by State Environment Impact Assessment Authority, Haryana Vide No. SEIAA/HR/2016/904 dated 26.10.2016.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2021/186/ dated 21.12.2021 of the Fire Station Officer, Faridabad with regard to fire safety measures.
12. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.
13. 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.
14. 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.
15. 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.
16. Any violation of the above said conditions shall render this occupation certificate null and void.

For Omare World Street Private Limited  
*[Signature]*  
Authorised Signatory

(K. Makrand Pandurang, IAS)  
Director, Town and Country Planning,  
Haryana, Chandigarh.

For Omare World Street Private Limited

Authorised Signatory



Endst. No. ZP-842 Vol-II/AD(NK)/2022/ \_\_\_\_\_

Dated: - \_\_\_\_\_

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

1. The Director General, Fire Services, Haryana Panchkula with reference to Fire Station Officer, Faridabad office Memo. No. FS/2021/186 dated 21.12.2021 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 Faridabad for the high-rise buildings and concerned Fire Officer will be personally responsible for any lapse/violation, as HSVP has released the necessary funds.
2. Chief Engineer-I, HSVP, Panchkula with reference to his office Memo no. 207954 dated 08.12.2021.
3. Additional Chief Engineer (HQ), HSVP, Panchkula with reference to his office Memo no. 104392 dated 14.07.2020 & 192209 dated 10.11.2021.
4. Senior Town Planner, Faridabad with reference to his office Memo. No.583 dated 17.02.2020 & 2704 dated 01.12.2021.
5. District Town Planner (P), Faridabad with reference to his office Endst. No. 181 dated 09.01.2020 & 5530 dated 17.11.2021.
6. Fire station officer, Faridabad with reference to his office Memo No. FS/2021/186 dated 21.12.2021.
7. Nodal Officer, website updation.

(Sunena),  
District Town Planner (HQ),  
For: Director, Town and Country Planning,  
Haryana, Chandigarh.

For Omaxe World Street Private Limited  
  
Authorised Signatory

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

Omaxe World Street Pvt. Ltd.  
(Formerly known as Robust Buildwell Pvt. Ltd.),  
Omaxe City Centre, Sector-79,  
Faridabad-121004.

Memo No. ZP-842 Vol-III/AD(GK)/2024/ 12638 Dated: 24-04-2024

Whereas Omaxe World Street Pvt. Ltd. has applied for the issue of an occupation certificate in respect of the buildings described below: -

DESCRIPTION OF BUILDING

CITY: FARIDABAD: -

- License no. 17 of 2012 dated 02.03.2012, 62 of 2012 dated 15.06.2012, 51-52 of 2017 dated 22.07.2017, 133 of 2022 dated 26.08.2022 & 23-24 of 2023 dated 06.02.2023.
- Total area of the Commercial Site measuring 35.79625 acres.
- Sector-79, Faridabad.
- Indicating description of building, covered area, towers, nature of building etc.

| Tower/<br>Block No. | No of<br>dwelling<br>units<br>sanction<br>ed | No of<br>dwelling<br>units<br>achieve<br>d | No. of<br>Floors                             | FAR Sanctioned   |       | FAR Achieved     |       |
|---------------------|--|--|--|------------------|-------|------------------|-------|
|                     |  |  |  | Area in<br>Sq.m. | %     | Area in<br>Sq.m. | %     |
| Tower-C             | 42   | 42   | 2 <sup>nd</sup> to<br>22 <sup>nd</sup> Floor | 5394.277         | 5.978 | 5394.277         | 5.978 |
| SCO-154A            | -  | -  | G+2  | 345.058          | 0.382 | 345.058          | 0.382 |
| Total FAR           | 42   | 42   | -  | 5739.335         | 6.36  | 5739.335         | 6.36  |

I hereby grant permission for the part occupation of the said buildings, after considering NOC from fire safety issued by Fire Station Officer, Faridabad, Environment Clearance issued by State Environment Impact Assessment Authority, Haryana, Structure Stability Certificate given by Sh. T. D. Aneja, M.E. (Structure), Public Health Functional reports received from Chief Engineer, Infra-II, GMDA, Gurugram, Haryana and after charging the composition charges amount of Rs. 5,77,234/- for the variations vis-à-vis approved building plans with following conditions: -

1. The building shall be used for the purposes for which the part 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 there under. All the commercial spaces for which occupation certificate is being granted shall have to be compulsorily registered

*[Signature]*  
Authorised Signatory



- 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 HUDA 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 HUDA/State Government as per their scheme.
  5. That in case some additional structures are required to be constructed as decided by HUDA 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 clearance issued by State Environment Impact Assessment Authority, Haryana Vide No. SEIAA/HR/2016/904 dated 26.10.2016.
  11. That you shall comply with all conditions laid down in the Memo. No. FS/ 2023/340 dated 01.05.2023 & FS/ 2023/118 dated 16.02.2023 of the Director General, Fire Services, Haryana, Panchkula with regard to fire safety measures.
  12. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.
  13. 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.
  14. That you shall apply for connection of Electricity within 15 days from the date of issuance of part 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.
  15. 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.
  16. That you shall carry out the inspection of construction through empanelled Third Party Inspection Agencies.
  17. Any violation of the above said conditions shall render this part occupation certificate null and void.

For Omaze World Street Private Limited  
Authorized Signatory

(Amit Khatri, IAS)  
Director, Town and Country Planning,  
Haryana, Chandigarh.

Endst. No. ZP-842 Vol-III/AD(GK)/2024/\_\_\_\_\_ Dated: - \_\_\_\_\_

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

1. The Director General, Fire Services, Haryana Panchkula with reference to Fire Station Officer, Faridabad office Memo. No. FS/ 2023/340 dated 01.05.2023 & FS/ 2023/118 dated 16.02.2023 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 Faridabad for the high-rise buildings and concerned Fire Officer will be personally responsible for any lapse/violation, as HSVP has released the necessary funds.
2. Chief Engineer, Infra-II, GMDA, Gurugram, Haryana with reference to his office Memo dated 14.12.2022.
3. Senior Town Planner, Faridabad with reference to his office Memo. No.258 dated 02.02.2023.
4. District Town Planner (P), Faridabad with reference to his office Endst. No. 469 dated 31.01.2023.
5. Fire station officer, Faridabad with reference to his office Memo No. FS/2023/118 dated 16.02.2023. -
6. Nodal Officer, website updation.

(Savita Jindal),  
District Town Planner (HQ),  
For: Director, Town and Country Planning,  
Haryana, Chandigarh.

For Omake World Street Private Limited  
*[Signature]*  
Authorised Signatory