

REGD.

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

\* From

Director General,  
Town & Country Planning Department, Haryana,  
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](mailto:tcpharyana7@gmail.com), Website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in)

\* To

Aster Infrahome Pvt. Ltd.,  
21-22, Ground Floor, Vipul Agora, MG Road,  
Gurugram.

Memo No. ZP-989/PA(DK)/2022/ 34617 Dated:- 17-11-22

Whereas Aster Infrahome Pvt. Ltd. has applied for the issue of an occupation certificate on 05.08.2021 in respect of the buildings described below:-

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 61 & 62 of 2014 dated 07.07.2014.
- Total area of the Affordable Group Housing Colony measuring 10.0125 acres.
- Sector-90, 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-A	94	94	Ground Floor to 14 <sup>th</sup> Floor	5779.662	14.877	5779.662	14.877
Tower-B	116	116	Ground Floor to 14 <sup>th</sup> Floor	7184.824	18.494	7184.824	18.494
Tower-C	116	116	Ground Floor to 14 <sup>th</sup> Floor	7184.824	18.494	7184.824	18.494
Tower-D	116	116	Ground Floor to 14 <sup>th</sup> Floor	7184.824	18.494	7184.824	18.494
Tower-E	174	174	Ground Floor to 14 <sup>th</sup> Floor	6623.922	17.05	6623.922	17.05
Tower-F	174	174	Ground Floor to 14 <sup>th</sup> Floor	6623.922	17.05	6623.922	17.05
Tower-G	174	174	Ground Floor to 14 <sup>th</sup> Floor	6623.922	17.05	6623.922	17.05
Tower-H	114	114	Ground Floor to 9 <sup>th</sup> Floor	4274.562	11.003	4274.562	11.003
Tower-I	116	116	Ground Floor to 14 <sup>th</sup> Floor	7184.824	18.494	7184.824	18.494
Tower-J	116	116	Ground Floor to 14 <sup>th</sup> Floor	7184.824	18.494	7184.824	18.494
Tower-K	116	116	Ground Floor to 14 <sup>th</sup> Floor	7184.824	18.494	7184.824	18.494
Tower-L	116	116	Ground Floor to 14 <sup>th</sup> Floor	7184.824	18.494	7184.824	18.494
Tower-M	116	116	Ground Floor to 14 <sup>th</sup> Floor	7184.824	18.494	7184.824	18.494
Total	1658	1658		87404.582	224.982	87404.582	224.982

Non-FAR Area in Sqm.			
	No. of Floors	Sanctioned	Achieved
Crèche/Agganwari	Ground Floor	200.017	200.017
Community Hall	Ground Floor	200.017	200.017
Guard Room		--	19.33

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 by State Environment Impact Assessment Authority, Haryana, Structure Stability Certificate given by Sh. P.K. Kulshreshtha, M.Tech. (Structure), Public Health functional reports received from Chief Engineer-I, HSVP, Panchkula & Certificate of Registration of lift issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana and after charging the composition charges amount of ₹ 12,12,217/- 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 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 HSVP 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/State Government 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 Vide No. SEIAA/HR/2016/41 dated 22.01.2016.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2021/46 dated 27.07.2021 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, HSVP Primary School Building, Block-C-2, Sushant Lok-I, 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. Any violation of the above said conditions shall render this occupation certificate null and void.



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



Endst. No. ZP-989/PA(DK)/2022/ 3 Dated: - \_\_\_\_\_

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

1. The Fire Station Officer, MC Gurugram with reference to his office Memo. No. FS/2021/46 dated 27.07.2021 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 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. 193237 dated 11.11.2021 & memo no. 193239 dated 11.11.2021.
3. Senior Town Planner, Gurugram with reference to his office memo. No. 3327 dated 20.05.2022.
4. District Town Planner, Gurugram with reference to his office Endst. No. 5647 dated 18.05.2022.
5. District Town Planner (Enf.), Gurugram.
6. Nodal Officer, website updation.



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