

REGD.

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

From

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

To

Baakir Real Estate Pvt. Ltd.,
232-B, 4th Floor, Okhla Industrial Estate,
Phase-III, New Delhi-110020.

Memo No. ZP-673/JD(RD)/2020/9257 Dated: - 02-06-2020

Whereas Baakir Real Estate Pvt. Ltd. has applied for the issue of an occupation certificate on 07.10.2019 in respect of the building described below:-

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No.86 of 2010 dated 23.10.2010.
- Total area of the IT/Cyber Park Colony measuring 8.356 acres.
- Sector-62, Gurugram.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of Floors	FAR Sanctioned		FAR Achieved	
		Area in Sqm.	%	Area in Sqm.	%
Tower-C	Ground Floor to 13 th Floor	21250.66 (IT)	65.461	22272.35 (IT)	68.609
		540.417 (Comm. at Ground Floor)	39.953	540.417 (Comm. at Ground Floor)	39.953
Non-FAR Area in Sqm.					
		Sanctioned		Achieved	
Ground Floor (BUA)		2306.305		1350.746	
MLCP	1 st Floor	3179.566		3179.566	
	2 nd Floor	3179.566		3179.566	
	3 rd Floor	3179.566		3214.101	
	4 th Floor	3179.566		3179.566	
Basement-I		5124.950		5124.950	
Basement-II		5122.675		5122.675	
Mumty and Machine Room		243.421		243.421	
Stair Case, Refuge & AHU		2157.310		2157.310	
Total		27672.925		26751.901	

I hereby grant permission for the occupation of the said buildings, after considering Fire NOC issued by Director General, Fire Service, Haryana, Panchkula, NOC from Environment issued by State Environment Impact Assessment Authority Haryana, Panchkula, Structure Stability Certificate given by Sh. Hem Kant Joshi, M. Tech (Structure), Public Health Functional report from Chief Engineer-I, HSVP, Panchkula & Certificate of Registration of lift issued by Inspector of Lifts-cum-Executive Engineer, Chief Electrical Inspectorate, Haryana, Sushant Lok-I, Gurugram and after charging the composition charges amount of ₹ 3,53,862/- 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 IT/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 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 is 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 State Environment Impact Assessment Authority Haryana, Panchkula vide memo no. SEIAA/HR/2018/717 dated 13.07.2018.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2019/293 dated 06.12.2019 of the Director General, Fire Service, Haryana, Panchkula with regard to fire safety measures.
12. 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 used 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 present occupation certificate for Tower-C and Basements is granted subject to the condition that you shall submit a certificate from DHBVN within 90 days from issuance of this letter to the effect that the electrical infrastructure pertaining to the Towers for which occupation certificate is being granted has been erected by the applicant. In case of non compliance this occupation certificate shall be deemed null and void.
19. Any violation of the above said conditions shall render this occupation certificate null and void.



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

Endst. No. ZP-673/JD(RD)/2020/ _____ Dated: - _____

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

1. Director General, Fire Service, Haryana, Panchkula with reference to his office Memo No. FS/2019/293 dated 06.12.2019 of 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 the Fire Officer, Gurugram 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. 21105 dated 04.02.2020 & memo no. 20320 dated 03.02.2020.
3. Senior Town Planner, Gurugram with reference to his office memo. No. 1038 dated 18.02.2020.
4. District Town Planner, Gurugram with reference to his office Endst. No. 1629 dated 15.02.2020.
5. District Town Planner (Enf.), Gurugram.
6. Nodal Officer of Website updation.

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