

REGD.

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

From

Director,  
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

Sh. Ashok Kumar S/o Sh. P.C. Jain & others,  
C/o Lotus Realtech Pvt. Ltd.,  
501, Block-C, Nirvana Courtyard,  
Nirvana Country, Sector-50,  
Gurugram-122018.

Memo No. ZP-1015/SD(DK)/2021/ 12848 Dated:- 01-06-2021

Whereas Sh. Ashok Kumar S/o Sh. P.C. Jain & others C/o Lotus Realtech Pvt. Ltd. has applied for the issue of an occupation certificate on 01.10.2020 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 47 of 2014 dated 18.06.2014.
- Total area of the Affordable Group Housing Colony measuring 5.09375 acres.
- Sector-111, 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 Sqm.	%	Area in Sqm.	%
Tower-1	80	80	Ground/Stilt Floor to 10 <sup>th</sup> Floor	4293.218	22.232	4293.218	22.232
Tower-3	80	80	Ground/Stilt Floor to 10 <sup>th</sup> Floor	4293.218	22.232	4293.218	22.232
Tower-4	80	80	Ground/Stilt Floor to 10 <sup>th</sup> Floor	4293.218	22.232	4293.218	22.232
Tower-5	80	80	Ground/Stilt Floor to 10 <sup>th</sup> Floor	4293.218	22.232	4293.218	22.232
Tower-6	80	80	Ground/Stilt Floor to 10 <sup>th</sup> Floor	4293.218	22.232	4293.218	22.232
Tower-7	80	80	Ground/Stilt Floor to 10 <sup>th</sup> Floor	4293.218	22.232	4293.218	22.232
Tower-8	80	80	Ground/Stilt Floor to 10 <sup>th</sup> Floor	4293.218	22.232	4293.218	22.232
Tower-9	80	80	Ground/Stilt Floor to 10 <sup>th</sup> Floor	4117.869	21.324	4117.869	21.324
Tower-10	80	80	Ground/Stilt Floor to 10 <sup>th</sup> Floor	4293.218	22.232	4293.218	22.232
Tower-11	80	80	Ground/Stilt Floor to 10 <sup>th</sup> Floor	4293.218	22.232	4293.218	22.232
Total	800	800		42756.831	221.412	42756.831	221.412
Non-FAR Area in Sqm.							
				Sanctioned		Achieved	
Community Hall				186.691		201.161	
Stilt (Tower-1, 3 to 11)				4056.456		4056.456	

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Director General, Fire Services, Haryana, Panchkula, Environment Clearance issued by State Environment Impact Assessment Authority, Haryana, Structure Stability Certificate given by Sh. Sharad Gupta, M.Tech.



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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 ₹ 17,48,144/- 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 flats 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/2016/545 dated 01.07.2016.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2021/33 dated 06.02.2021 of the Director General, Fire Services, 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 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. That you shall submit the report from Superintending Engineer (Planning), HVPNL, Panchkula regarding provisioning of electrical infrastructure within 90 days from issue of this occupation certificate.
19. This occupation certificate is granted subject to outcome of decision of the court cases pending in Hon'ble Courts.
20. Any violation of the above said conditions shall render this occupation certificate null and void.

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

Endst. No. ZP-1015/SD(DK)/2021/ 12849-855 Dated: - 01-06-2021

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

1. The Director General, Fire Services, Haryana, Panchkula with reference to his office Memo. No. FS/2021/33 dated 06.02.2021 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. 197939 dated 15.12.2020 & memo no. 198026 dated 15.12.2020.
3. Senior Town Planner, Gurugram with reference to his office memo. No. 5144 dated 30.12.2020.
4. Superintending Engineer (Planning), HVPNL, Sector-6, Panchkula w.r.t. to this office endst. no. 2870 dated 04.02.2021 and compliance of condition no. 18 by the colonizer.
5. District Town Planner, Gurugram with reference to his office Endst. No. 9992 dated 24.12.2020.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer, website updation.

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