

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

Ajay Enterprises Pvt. Ltd.,
8th Floor, Eros Corporate Tower,
Nehru Place, New Delhi-110019.

Memo No. ZP-14 Vol-IV/AD(GK)/2024/ **26918** Dated **22/08/24**

Whereas, Ajay Enterprises Pvt. Ltd. has applied for the issue of an occupation certificate on 22.02.2024 in respect of the buildings described below:-

DESCRIPTION OF BUILDING

City: Faridabad: -

- License No. 117 of 2014 dated 20.08.2014 which is valid up to 19.08.2024.
- Total area of the Group Housing Colony measuring 2.662 acres.
- Sector-39, Faridabad.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No of dwelling units		No. of Floors	FAR Sanctioned		FAR Achieved	
	Sanctioned	Achieved		Area in Sq.m.	%	Area in Sq.m.	%
Tower-T1	32	32	S + 8th	7645.18	41.17	7674.08	41.33
Tower-T2	44	44	S + 11h	10445.19	56.25	10464.25	56.27
EWS Block-04	14	14	G + 3rd	351.94	1.90	351.94	1.90
Shop	05 (Shops)	05 (Shops)	G. Floor	52.98	0.29	52.98	0.29
Guard Room	-	-	G. Floor	9.0	0.05	9.0	0.05
Pump Room	-	-	G. Floor	7.5	0.04	13.98	0.04
Total	76 Main Dwelling Unit			18511.79	99.7	18566.23	99.88
Non-FAR Area in Sq.m.							
				Sanctioned	Achieved		
Stilt Area (Tower-T1 & T2)				1685.707	1661.72		
Mumty, Machine Room				243.423	243.423		
Basement				13008.868	12593.56		
Balcony				2168.28	2168.28		
Staircase				56.40	61.63		
ESS				29.25	66.47		
Total				17191.93	16795.08		

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Director General, Fire Service Haryana Panchkula, Environment Clearance issued by Ministry of Environment and Forests, Government of India, Structure Stability Certificate given by Sh. Sanjeev Jain, M.Tech (Supervising Engineer), Public Health Functional reports received from Chief Engineer-I, HSVP, Panchkula & Certificate of Registration of lift issued by Lift Inspector-cum-Executive

M/s Ajay Enterprises Pvt. Ltd.
Megha
Authorized Signatory

Engineer Electrical Inspectorate Patel Nagar, Panipat, Haryana and after charging the composition charges amount of Rs. 1,35,738/- 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 there under. 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/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 Ministry of Environment Forest and Climate Change, Govt. of India vide memo dated 31.03.2008.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2024/2 dated 01.01.2024 of the Director General, Fire Service Haryana Panchkula with regard to fire safety measures.
12. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
13. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.
14. 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.
15. 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.
16. 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.
17. Any violation of the above said conditions shall render this occupation certificate null and void.

M/s Ajay Enterprises Pvt. Ltd.

Megha

Authorised Signatory

(Amit Khatri, IAS)

Director, Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-14 Vol-IV/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 office Memo. No. FS/2024/2 dated 01.01.2024 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. 120895 dated 08.05.2024 & 120886 dated 08.05.2024.
3. Senior Town Planner, Faridabad with reference to his office Memo. No. 793 dated 02.05.2024.
4. District Town Planner, Faridabad with reference to his office Endst. No. 1479 dated 30.04.2024.
5. Nodal Officer, website updation.

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

M/s Ajay Enterprises Pvt. Ltd.

Megha
Authorised Signatory