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

Sepset Properties Pvt. Ltd.
448-451, Udyog Vihar, Phase-V,
Gurugram.

Memo No. ZP-839/JD(NK)/2023/ 11969 Dated 26-04-2023

Whereas, Sepset Properties Pvt. Ltd., has applied for the issue of an occupation certificate on 22.12.2022 in respect of the buildings described below:-

DESCRIPTION OF BUILDING

City: Gurugram: -

- License no. 61 of 2012 dated 13.06.2012.
- Group Housing Colony over an area measuring 13.762 acres falling in Sector-106, Gurugram.
- 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-E | 102 | 102 | S + 08 | 10445.188 | 18.755 | 10445.188 | 18.755 |
| Tower-F | 68 | 68 | S +08 | 6963.10 | 12.503 | 6963.10 | 12.503 |
| Total FAR | 170 | 170 | - | 17408.288 | 31.258 | 17408.288 | 31.258 |
| Non-FAR Area in Sqm. | | | | | | | |
| Nursery School | | | | 1152.07 | | 1152.07 | |
| Basement-1 & 2 (below Tower-E & F ) | | | | 8466.526 | | 8466.526 | |
| Stilt, Mumty & Machine Room | | | | 1699.35 | | 1699.35 | |

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 Hariom Gera, M. Tech (Structure), Public Health Functional reports received from Chief Engineer-I, HSVP, Panchkula & Certificate of Registration of lift issued by Lift Inspector-cum-Executive Engineer Electrical Inspectorate, Haryana, Gurugram, Haryana and after charging the composition charges amount of Rs. 14,24,700/- 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 State Environment Impact Assessment Authority Haryana vide No. SEIAA/HR/2013/687 dated 06.09.2013.
11. That you shall comply with all conditions lay down in the Memo. No. FS/2022/328 dated 02.12.2022 of the Director General, Fire Services, 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 used 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. That you shall get completed the empanelment of Structural Engineer, Proof Consultant/Supervising Engineer within 60 days from the date of issuance of this letter.
18. Any violation of the above said conditions shall render this occupation certificate null and void.
19. You shall upgrade the capacity of STP approved 650 KLD and submit the fresh reports of S.E., HSVP, Panchkula within 60 days of issuance of this letter.

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

Endst. No. ZP-839/JD(NK)/2023/ Dated

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

1. The Director General, Fire Services, Haryana Panchkula with reference to your office Memo. No. FS/2022/328 dated 02.12.2022 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, as HSVP has released the necessary funds.
2. Chief Engineer-I, HSVP, Panchkula with reference to his office Memo no. 26813 dated 08.02.2023.
3. Senior Town Planner, Gurugram with reference to his office Memo. No. 2025 dated 21.03.2023.
4. Superintending Engineer (HQ), HSVP, Panchkula with reference to his office Memo no. 26856 dated 08.02.2023.
5. Superintending Engineer (Plg.), HVPNL, Panchkula with reference to his office Memo no. 325 dated 20.02.2023.
6. District Town Planner (P), Gurugram with reference to his office Endst. No. 2346 dated 20.03.2023.
7. Nodal Officer, website updation.

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