

REGD.

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

From

Director,  
Town & Country Planning Department,  
Haryana, SCO-71-75, Sector-17-C, Chandigarh.  
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,  
E-mail: tcpharyana7@gmail.com  
Website www.tcpharyana.gov.in

To

T.S. Realtech Pvt. Ltd.  
E-26, L.G.F., Panchsheel Park,  
New Delhi-110017.

Memo No. ZP-804/AD(RA)/2019/ 8636 Dated: 29-03-2019

Whereas T.S. Realtech Pvt. Ltd. has applied for the issue of an occupation certificate on 28.12.2018 in respect of the building described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- License no 40 of 2012 dated 22.04.2012.
- Total area of the Commercial Colony measuring 2.80 acres.
- Sector-85 & 86, 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.	%
Block-A	Lower Ground Floor, Ground Floor to 6 <sup>th</sup> Floor	15107.50	133.32	15107.50	133.32
<b>NON FAR AREA IN SQM.</b>					
Basement -1		3476.51		3476.51	
Basement -2		4271.44		4271.44	
Basement -3		3687.69		3728.97	
		11435.64		11476.92	

I hereby grant permission for the occupation of the said buildings, after considering Fire NOC issued by Director General, Fire Services, Haryana Panchkula, NOC from Environment issued by State Environment Impact Assessment Authority Haryana, Structure Stability Certificate given by Sh. Maqsd E Nazar, Public Health Functional report from SE, (HQ) HSVP Panchkula, Chief Engineer, HSVP Panchkula & Certificate of Registration of lift and after charging the composition charges amount of ₹ 16,01,894/- 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 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 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 State Environment Impact Assessment Authority, Haryana Memo No. SEIAA/HR/2014/513 dated 15.04.2014.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2018/186 dated 17.12.2018 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, Chief Inspector of Lifts & Escalators to Government Haryana, Chandigarh.
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.



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

Endst. No. ZP-804/AD(RA)/2019/\_\_\_\_\_ 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/2018/186 dated 17.12.2018 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. 21709 dated 31.01.2019.
3. Superintending Engineer (HQ), HSVP, Panchkula with reference to his office memo no. 21234 dated 31.01.2019.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 823 dated 13.02.2019.
5. District Town Planner, Gurugram with reference to his office Endst. No. 1246 dated 06.02.2019.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer of Website updation.



(Rajesh Kaushik)  
District Town Planner (HQ),  
For Director, Town and Country Planning,  
Haryana, Chandigarh.

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 Bhawan Block-A, Sector-18A,  
Madhaya Marg, Chandigarh.  
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,  
E-mail: tcpharyana7@gmail.com  
Website www.tcpharyana.gov.in

To

T.S. Realtech Pvt. Ltd.,  
E-26, Panchsheel Park,  
New Delhi-110017.

Memo No. ZP-804/SD(DK)/2022/ 13408 Dated: 17-05-2022

Whereas T.S. Realtech Pvt. Ltd. has applied for the issue of an occupation certificate on 25.06.2021 in respect of the building described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 40 of 2012 dated 22.04.2012.
- Total area of the Commercial Colony measuring 2.80 acres.
- Sector- 85 & 86, 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.	%
Block-B	Lower, Upper Ground Floor to 3 <sup>rd</sup> Floor	3418.87	30.172	3418.87	30.172
Block-C	Lower, Upper Ground Floor to 1 <sup>st</sup> Floor	1298.91	11.463	1298.91	11.463
Total		4717.78	41.635	4717.78	41.635
Non-FAR Area in Sqm.					
		Sanctioned		Achieved	
Basement (Block-B)		856.35		856.35	
Basement (Block-C)		485.41		485.41	
Terrace Floor (Mumty/Machine room) Block-C		78.67		78.67	

I hereby grant permission for the occupation of the said buildings, after considering Fire NOC issued by Fire Station Officer, Gurugram, NOC from Environment issued by State Environment Impact Assessment Authority Haryana, Panchkula, Structure Stability Certificate given by Sh. Maqsd E Nazar, M.Tech. (Structure), Public Health Functional report from Chief Engineer-I, HSVP, Panchkula & Certificate of Registration of lift and after charging the composition charges amount of ₹ 11,98,972/- 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 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 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 State Environment Impact Assessment Authority Haryana, Panchkula vide No. SEIAA/HR/2014/573 dated 15.04.2014.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2021/86 dated 23.04.2021 of the Fire Station Officer, 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.

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

Endst. No. ZP-804/SD(DK)/2022/ \_\_\_\_\_ Dated: \_\_\_\_\_

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

1. Fire Station Officer, Gurugram with reference to his office Memo No. FS/2021/86 dated 23.04.2021 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.
2. Chief Engineer-I, HSVP, Panchkula with reference to his office Memo No. 173375 dated 06.10.2021 & memo no. 173730 dated 06.10.2021.
3. Senior Town Planner, Gurugram with reference to his office memo. No. 6057 dated 15.02.2021.
4. District Town Planner, Gurugram with reference to his office Endst. No. 11904 dated 15.11.2021 and memo no. 12909 dated 10.12.2021.
5. District Town Planner (Enf.), Gurugram.
6. Nodal Officer of Website updation.

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