

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

Super Belts Pvt. Ltd. and others,
C/o Countrywide Promoters Pvt. Ltd.,
M-11, Middle Circle, Connaught Circus,
New Delhi-110001.

Memo No. ZP-437-Vol-II/JD(AS)/2020/ 13344 Dated: 30-07-2020

Whereas Super Belts Pvt. Ltd. and others C/o Countrywide Promoters Pvt. Ltd. has applied for the issue of an occupation certificate on 21.01.2020 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 83 of 2008 dated 05.04.2008 and Licence No. 94 of 2011 dated 24.10.2011.
- Total area of the Group Housing Colony measuring 43.558 acres.
- Sector-37-D, Gurugram Manesar Urban Complex.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of Dwelling Units constructed	No. of Floors	FAR Sanctioned		FAR Achieved	
			Area in Sqm.	%	Area in Sqm.	%
Tower-T8	119	Ground/Stilt Floor to 19 th Floor	12067.80	6.927	12067.80	6.927
Tower-T9	118	Ground/Stilt Floor to 19 th Floor	11947.61	6.858	11947.61	6.858
Tower-T11	119	Ground/Stilt Floor to 19 th Floor	12067.80	6.927	12067.80	6.927
EWS Block- A	40	7 th & 8 th Floor	966.223	0.555	966.223	0.555
EWS Block- B	8	Ground Floor	608.735	0.349	205.743	0.118
Total	356 Main Dwelling Units 48 EWS units		37658.168	21.616	37255.176	21.38 5
Non-FAR Area in Sqm.						
			Sanctioned		Achieved	
Basement			93972.30		21900.63 (OC for 29253.393 Sqm. already granted)	
Guard Room			--		6.30	

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. Ramphool Bairwa, M-Tech.(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 ₹ 25,96,698/- 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/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, Panchkula vide No. SEIAA/HR/2013/954 dated 15.10.2013.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2019/2434 dated 24.09.2019 & memo. no. FS/2020/103 dated 09.07.2020 of the Director General, Fire Services, Haryana Panchkula 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. This permission is issued subject to the condition that you shall submit the compliance of memo no. 21-4/NWR/CGWA/2008-3890 dated 18.06.2012 issued by Central Ground Water Authority, Ministry of Water Resources, Government of India within 60 days as committed in your undertaking dated 27.07.2020.
19. Any violation of the above said conditions shall render this occupation certificate null and void.

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

Endst. No. ZP-437-Vol-II/JD(AS)/2020/ 1 Dated _____

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/2020/2434 dated 24.09.2019 & memo. no. FS/2020/103 dated 09.07.2020 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. 90490 dated 23.06.2020 & memo no. 90498 dated 23.06.2020.
3. Senior Town Planner, Gurugram with reference to his office memo. No. 1768 dated 21.05.2020.
4. District Town Planner, Gurugram with reference to his office Endst. No. 3130 dated 15.05.2020.
5. District Town Planner (Enf.), Gurugram.
6. Nodal Officer, website updation.

(Narender Kumar),
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,
Nagar Yojna Bhawan Block-A, Sector-18A,
Madhya Marg, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com
Website www.tcpharyana.gov.in

To

Super Belts Pvt. Ltd. and others,
C/o Countrywide Promoters Pvt. Ltd.,
M-11, Middle Circle, Connaught Circus,
New Delhi-110001.

Memo No. ZP-437-Vol.-III/AD(RA)/2020/ 890 Dated: - 15-01-2021

Whereas Super Belts Pvt. Ltd. and others C/o Countrywide Promoters Pvt. Ltd. has applied for grant of an occupation certificate on 21.01.2020 & 21.08.2020 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. Licence No. 83 of 2008 dated 05.04.2008 & Licence No. 94 of 2011 dated 24.10.2011.
- Total area of the Group Housing Colony measuring 43.558 acres.
- Sector- 37-D, 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 Sq.m.	%	Area in Sq.m.	%
Tower no. T10	119	119	Stilt/G+19 th Floor	12067.80	6.926	12075.97	6.931
Tower no. T12	118	118	Stilt/G +19 th Floor	11947.61	6.857	11955.78	6.862
Tower no. T13	119	119	Stilt/G +19 th Floor	12067.80	6.926	12075.97	6.931
EWS Block-B	78	72 (including 8 no's units for which OC already granted)	G + 2 nd Floor	1762.507	1.011	1446.494	0.830
Total	356 Main Dwelling Units & 72 EWS units			37845.717	21.72	37554.214	21.554

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 Ram Phool Bairwa, M.Tech. (Structure Engineer), Public Health Functional reports received from Superintending Engineer (HQ), HSVP, Panchkula & 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 ₹ 13,39,353/- 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 HSVPA/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 clearance issued by State Environment Impact Assessment Authority, Haryana Vide No. SEIAA/HR/2013/954 dated 15.10.2013.
11. That you shall comply with all conditions laid down in the FS/2020/153 dated 09.09.2020 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, HUDA 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 also submit the report from SE HVPNL, Panchkula within 30 days from the issuance of this occupation certificate.
19. Any violation of the above said conditions shall render this occupation certificate null and void.


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

Endst. No. ZP-437-Vol.-III/AD(RA)/2020/_____ Dated: - _____

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 FS/2020/153 dated 09.09.2020 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. 90498 & 90490 dated 23.06.2020.
3. Senior Town Planner, Gurugram with reference to his office memo. No. 3898 dated 17.10.2020.
4. District Town Planner, Gurugram with reference to his office endst. No. 7243 dated 13.10.2020.
5. Nodal Officer, website updation.


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