

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](mailto:tcpharyana7@gmail.com), Website [www.tcpharyana.gov.in](http://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(NC)/2019/ 23897

Dated: - 20-09-2019

Whereas Super Belts Pvt. Ltd. and others C/o Countrywide Promoters Pvt. Ltd. has applied for the issue of an occupation certificate on 28.06.2019 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-14	75	Ground Floor to 19 <sup>th</sup> Floor	7911.046	4.54	8118.566	4.66
Tower-15	75	Ground Floor to 19 <sup>th</sup> Floor	7911.046	4.54	8155.251	4.68
Tower-18	75	Ground Floor to 19 <sup>th</sup> Floor	9313.23	5.34	9427.63	5.41
EWS	48	5 <sup>th</sup> & 6 <sup>th</sup> floor	1096.904	0.63	1096.904	0.63
<b>Total</b>	<b>225 Main Dwelling Units 48 EWS units</b>		<b>26232.226</b>	<b>15.05</b>	<b>26798.351</b>	<b>15.38</b>

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Commissioner, Municipal Corporation, Gurugram and Director General, Fire Service, 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 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 ₹ 21,81,613/- 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 HUDA 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 HUDA/State Government as per their scheme.
5. That in case some additional structures are required to be constructed as decided by HUDA at later stage, the same will be binding upon you.

6. The basements and stilt shall be used as per provisions of approved zoning plan and building plans.
7. That the outer facade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
8. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
9. That you shall adopt and implement artificial recharge measures / rain water harvesting measures for augmenting the ground water resources of the area in case the ambient water levels declined to more than 8 m below ground level as per the NOC issued by Central Group Water Authority, Ministry of Water Resources, Government of India vide memo no. 3890 dated 18.06.2012 within 30 days from issuance of this Occupation Certificate.
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/2013/954 dated 15.10.2013.
11. That you shall comply with all conditions laid down in the Memo. No. MCG/FS/ADFO/2018/767/428 dated 11.11.2018 of Commissioner, Municipal Corporation, Gurugram & memo no. FS/2019/223 dated 16.09.2019 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. 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(NC)/2019/\_\_\_\_\_ Dated: - \_\_\_\_\_

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

1. The Commissioner, Municipal Corporation, Gurugram with reference to his office Memo. No. MCG/FS/ADFO/2018/767/428 dated 11.11.2018 and Director General, Fire Service, Haryana, Panchkula with reference to his office Memo. No. FS/2019/223 dated 16.09.2019 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, HUDA, Panchkula with reference to his office memo no. 74871 dated 16.04.2018.
3. Superintending Engineer(HQ), HSVP, Panchkula with reference to his office memo no. 14801 dated 23.01.2018.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 5431 dated 07.09.2019 with the request to monitor the compliance of condition no. 9.
5. District Town Planner, Gurugram with reference to his office Endst. No. 8985 dated 04.09.2019.
6. District Town Planner (Enf.), Gurugram.
7. The Regional Director, Central Ground Water Board, North Western Region, Bhujal Bhawan, Plot No. 3-B, Sector-27-A, Madhya Marg, Chandigarh with reference to Central Group Water Authority, Ministry of Water Resources, Government of India memo no. 3890 dated 18.06.2012.
8. TS to Chairman, Central Ground Water Board, NH-IV, Faridabad.
9. 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,  
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

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

Memo No. ZP-437-Vol-II/SD(BS)/2018/ 28917

Dated: - 09-10-2018

Whereas Super Belts Pvt. Ltd. and others C/o Countrywide Promoters Pvt. Ltd. has applied for the issue of an occupation certificate on 23.03.2018 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- 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	No. of Floors	FAR Sanctioned		FAR Achieved	
				Area in Sqm.	%	Area in Sqm.	%
Tower-T16	75	75	Ground Floor to 19 <sup>th</sup> Floor	7911.594	4.541	8150.674	4.679
Tower-T17	75	75	Ground Floor to 19 <sup>th</sup> Floor	7911.046	4.541	8153.086	4.680
Tower-T19	75	75	Ground Floor to 19 <sup>th</sup> Floor	9313.805	5.346	9485.185	5.445
EWS	48	48	3 <sup>rd</sup> Floor & 4 <sup>th</sup> Floor	1096.904	0.630	1096.904	0.630
Convenient Shopping			Ground Floor	870.97	0.500	933.68	0.536
NON-FAR AREA IN SQM.							
Basement				11321.19		12327.56	
Podium				4033.199		4033.199	

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Director, Fire Services, Haryana, Panchkula, Environment Clearance issued by State Environment Impact Assessment Authority, Haryana, Structure Stability Certificate, 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 ₹ 42,97,136/- 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 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 Memo. No. FS/2018/106 dated 31.08.2018 of the Director, 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. 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/SD(BS)/2018/\_\_\_\_\_

Dated: -\_\_\_\_\_

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

1. The Director, Fire Services, Haryana, Panchkula with reference to his office Memo No. FS/2018/106 dated 31.08.2018 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. 74871 dated 16.04.2018.
3. Superintending Engineer (HQ), HSVP, Panchkula with reference to his office memo no. 14801 dated 23.01.2018.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 5365 dated 26.06.2018.
5. District Town Planner, Gurugram with reference to his office Endst. No. 6283 dated 12.06.2018.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer, website updation.

(Hitesh Sharma)  
District Town Planner (HQ),  
For Director, Town and Country Planning,  
Haryana, Chandigarh.