

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,  
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To

Ishayu Builders and Developers Pvt. Ltd. in collaboration with,  
DLF New Gurgaon Officers Developers Pvt. Ltd.  
F-38/2, Okhla Industrial Area,  
Phase-II, New Delhi-110020.

Memo No. ZP-669/AD(RA)/2019/ 2754

Dated: 30-01-2019

Whereas Ishayu Builders & Developers Pvt. Ltd. in collaboration with DLF New Gurgaon Offices Pvt. Ltd. has applied for the issue of an occupation certificate on 26.04.2018 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -


- Licence No. 82 of 2010 dated 12.10.2010.
- Total area of the J.T. Park Colony area measuring 6.775 acres.
- Sector-58, Gurugram Manesar Urban Complex.
- 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	%
Tower-A	Ground Floor to 12 <sup>th</sup> Floor	22574.749	85.767	22561.956	85.719
		557.489	50.833	557.724 (Commercial Component)	50.854
Tower-C	Ground Floor to 10 <sup>th</sup> Floor	4940.966	18.772	4941.237	18.773
		122.140	11.137	121.532 (Commercial Component)	11.081
Tower-E & F	Ground Floor to 10 <sup>th</sup> Floor	15607.30	59.296	15733.529	59.296
		390.18	35.577	395.911 (Commercial Component)	36.100
Total		44192.824		44311.889	
Non FAR AREA in Sqm.					
Basement Below Tower-A, B, C, D					
Basement -1	11325.860			11325.860	
Basement -2	11081.205			11081.205	
Basement -3	10705.425			10705.425	
Total	33112.49			33112.49	
Basement Below Tower-E & F					
Basement -1	2849.609			2849.609	
Basement -2	3053.321			3053.321	
Total	5902.93			5902.93	

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 State Environment Impact Assessment Authority, Haryana, Structure Stability Certificate given by Er. Maqsd E Nazar, 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 ₹ 17,81,574/- for the variations vis-a-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 IT 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 Environment clearance issued by State Environment Impact Assessment Authority, Haryana Vide No. SEIAA/HR/428 dated 12.07.2013.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2018/133 dated 05.10.2018 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, 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. Makran Pandurang, IAS)  
 Director, Town and Country Planning,  
 Haryana, Chandigarh.

Endst. No. ZP-669/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/2018/133 dated 05.10.2018 of vide which no objection certificate for occupation of the above-referred buildings have been granted.
2. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 173440 dated 30.08.2018.
3. Superintending Engineer (HQ), HSVP, Panchkula with reference to his office memo no. 125477 dated 20.06.2018.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 7626 dated 08.10.2018.
5. District Town Planner, Gurugram with reference to his office Endst. No. 10669 dated 05.10.2018.
6. District Town Planner (Enf.), Gurugram.
7. Node Officer, website updation.

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