

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
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To

Sepset Properties Ltd. and others,
11th Floor, Paras Twin Towers,
Sector-54, Gurugram.

Memo No. ZP-839/AD(RA)/2019/ 1160 Dated: - 15-01-2019

Whereas Sepset Properties Ltd. and others has applied for the issue of an occupation certificate on 23.08.2018 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 61 of 2012 dated 14.06.2012.
- Total area of the Group Housing Colony measuring 13.762 acres.
- Sector-106, Gurugram.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of Dwelling Units	No. of Floors	FAR Sanctioned		FAR Achieved	
			Area in Sq.m.	%	Area in Sq.m.	%
A	95	Stilt + 24 th Floor	13287.23	23.858	13323.76	23.924
B	196	Stilt + 24 th Floor	24904.92	44.718	24979.52	44.852
C	188	Stilt + 23 rd Floor	23886.56	42.890	23955.76	43.014
D	75	Ground Floor to 24th Floor	12535.59	22.508	12560.07	22.552
EWS Block- A	42	Ground Floor to 5 th Floor	1223.19	2.196	1223.19	2.196
EWS Block- B	12	Ground Floor to 3 rd Floor	283.00	0.508	283.00	0.508
EWS Block- C	12	Ground Floor to 3 rd Floor	284.24	0.510	284.24	0.510
EWS Block- D	48	Ground Floor to 5 th Floor	1210.67	2.174	1210.67	2.174
EWS Block- E	15	Ground Floor to 3 rd Floor	360.45	0.647	360.45	0.647
Community Building		Ground Floor to 1st Floor	1482.40	2.662	1482.40	2.662
Convenient Shopping - I		Ground Floor	226.16	0.406	226.16	0.406
					79889.22	
NON FAR AREA IN SQM.						
Lower Level Basement (under Tower-A to D)			17185.156		17185.156	
Upper Level Basement (under Tower-A to D)			17185.156		17185.156	
Guard Room, Electrical H.T. Panel and Electric Metre room			--		148.79	

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 Sh. Hari Om, 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 ₹ 13,07,585/- 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 HUDA 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/2013/687 dated 06.09.2013.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2018/121 & 60 dated 14.09.2018 & 15.11.2018 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. Makrand Pandurang, IAS)
Director, Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-839/AD(RA)/2019 _____ Dated: - _____

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

1. The Director General, Fire Service, Haryana, Panchkula with reference to his office Memo. No. FS/2018/121 & 60 dated 14.09.2018 & 15.11.2018 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. 235819 dated 30.11.2018.
3. Superintending Engineer (HQ), HSVP, Panchkula with reference to his office memo no. 235544 dated 30.11.2018.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 8668 dated 14.12.2018.
5. District Town Planner, Gurugram with reference to his office memo. No. 13580 dated 14.12.2018.
6. Nodal Officer, website updation.



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