

REGD.

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

From

Director,  
Town & Country Planning Department, Haryana,  
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

Sarvpriya Securities Pvt. Ltd.,  
Unit No. 201B, 2<sup>nd</sup> Floor, Tower-A,  
Signature Tower, South City-1,  
Gurugram-122001.

Memo No. ZP-1054/JD(RD)/2020/ 6382

Dated: - 09-03-2020

Whereas Sarvpriya Securities Pvt. Ltd. has applied for the issue of an occupation certificate on 10.12.2018 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 138 of 2014 dated 28.08.2014.
- Total area of the Affordable Group Housing Colony measuring 6.00 acres.
- Sector-71, Gurugram Manesar Urban Complex.
- 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 Sqm.	%	Area in Sqm.	%
Block-A1 to A5	510	510	Ground Floor to 12 <sup>th</sup> Floor	29771.250	127.720	29771.250	127.720
Block-A6	103	103	Ground Floor to 12 <sup>th</sup> Floor	5996.751	25.726	5996.751	25.726
Block-B1	88	88	Ground Floor to 11 <sup>th</sup> Floor	6145.646	26.365	6145.646	26.365
Block-C1 to C9	279	279	Ground Floor to 3 <sup>rd</sup> Floor	10523.646	45.147	10523.646	45.147
<b>Total</b>	<b>980 Dwelling Units</b>			<b>52437.293</b>	<b>224.958</b>	<b>52437.293</b>	<b>224.958</b>
Convenient Shopping			Ground Floor to 2 <sup>nd</sup> Floor	1699.291	174.960	1699.247	174.956
<b>Non-FAR Area in Sqm.</b>							
				<b>Sanctioned</b>		<b>Achieved</b>	
Crèche/Community Building			Ground Floor to 1 <sup>st</sup> Floor	389.179		389.179	
Two Guard Room				--		19.86	
HT Room				--		23.815	
Meter room				--		14.289	
Sewerage Treatment Plant				--		283.709	
Mumty/Machine Room	Block-A1 to A5			63.521		63.521	
	Block-A6			63.521		63.521	
	Block-B1			62.126		62.126	
	Block-C1 to C9			16.732		16.732	
Stilt Floor	Block-A1 to A5			104.771		104.771	
	Block-A6			52.269		52.269	
	Block-B1			523.476		523.476	
	Block-C1 to C9			31.768		31.768	
<b>Total</b>				<b>1307.363</b>		<b>1649.036</b>	




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. Maqsd-E-Nazar, 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 ₹ 20,86,140/- 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. 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 Vide No. SEIAA/HR/2016/170 dated 15.03.2016.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2019/231 dated 18.09.2019 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. That you shall obtain the water connection from GMDA within 30 days of issuance of this letter in reference to GMDA memo no. 1/1758/2020 dated 19.02.2020.




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-1054/JD(RD)/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 Memo. No. FS/2019/231 dated 18.09.2019 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, HSVP, Panchkula with reference to his office memo no. 188039 dated 17.10.2019 & memo no. 19392 dated 31.01.2020.
3. Senior Town Planner, Gurugram with reference to his office memo. No. 4617 dated 11.09.2019.
4. District Town Planner, Gurugram with reference to his office Endst. No. 9093 dated 09.09.2019.
5. District Town Planner (Enf.), Gurugram.
6. Nodal Officer, website updation.

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

