

REGD.

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

From

Director,
Town & Country Planning Department, Haryana,
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

Experion Developers Pvt. Ltd.,
F-9, 1st Floor, Manish Plaza-I,
Plot No. 7, MLU, Sector-10, Dwarka,
New Delhi-75.

Memo No. ZP-753-Vol-II/SD(DK)/2021/ 1552 Dated 20-01-2022

Whereas Experion Developers Pvt. Ltd. has applied for the issue of an occupation certificate on 01.10.2018 in respect of the buildings described below:-

DESCRIPTION OF BUILDING

City: Gurugram:-

- 2 Nos. Nursery School area measuring 0.20 acre each.
- Group Housing Colony measuring 15.025 acres (Licence No. 38 of 2010 dated 14.05.2010).
- Sector-108, Gurugram Manesar Urban Complex.
- Indicating description of building, covered area, towers, nature of building etc.

Block No.	No. of Floors	FAR Sanctioned	FAR Achieved
		Area in Sqm.	Area in Sqm.
Nursery School - 1	Ground Floor	266.934	76.17
Nursery School - 2	Ground Floor	266.934	76.17

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Assistant Divisional Fire Officer/ Fire Station Officer, Gurugram, Environment Clearance issued by State Environment Impact Assessment Authority, Haryana, Structure Stability Certificate given by Sh. Puneet Kumar, (Structure Engineer) & Public Health functional reports received from Chief Engineer-I, HSVP, Panchkula and after charging the composition charges amount of ₹ 47,644/- 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 be solely responsible for disposal of sewerage and storm water of your site till such time these services are made available by HSVP/State Government as per their scheme.
3. That you shall obtain the connection for disposal of sewerage and drainage from HSVP within 15 days after laying the services to the point of external services on payment of prescribed fee and charges including the cost of such connection. 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 in case some additional structures are required to be constructed as decided by HSVP at later stage, the same will be binding upon you.
5. That you shall maintain roof top rain water harvesting system properly and keep it operational all the time.
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 use Light-Emitting Diode lamps (LED) in the building as well as street lighting.
10. 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.
11. 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/2012/303 dated 08.10.2012 and SEIAA/HR/2018/79 dated 06.02.2018.
12. That you shall comply with all conditions laid down in the Memo. No. FS/2021/899 dated 15.04.2021 of the Assistant Divisional Fire Officer/ Fire Station Officer, Gurugram with regard to fire safety measures.
13. That you shall apply for connection of Sewage and Electricity within 15 days from the date of issuance of occupation certificate and shall submit the proof of submission thereof to this office.
14. 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.
15. 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-753-II/SD(DK)/2021/_____ Dated:-_____

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

1. The Assistant Divisional Fire Officer/ Fire Station Officer, Gurugram with reference to his office Memo. No. FS/2021/899 dated 15.04.2021 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. 126974 dated 20.07.2021 & memo no. 127001 dated 20.07.2021.
3. Senior Town Planner, Gurugram with reference to his office memo. No. 4140 dated 08.09.2021.
4. Superintending Engineer (Planning), HVPNL, Sector-6, Panchkula with reference to his office memo. No. Ch-12/SE/PLG/File No. 34/DH/168 dated 17.11.2021.
5. District Town Planner, Gurugram with reference to his office Endst. No. 8280 dated 23.08.2021.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer, website updation.

 (S.K. Sehrawat)
 District Town Planner (HQ),
 For: Director, Town and Country Planning,
 Haryana, Chandigarh.

