

7/2018

REGD.

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

From

Director General,
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, Website www.tcpharyana.gov.in

To

Y. B. Builders Pvt. Ltd.
SCO-304, 2nd Floor, Sector-29,
Gurugram-122002.

Memo No. ZP-862/JD(NK)/2023/10463 Dated:- 12/04/2023

Whereas Y. B. Builders Pvt. Ltd. has applied for the issue of an occupation certificate in respect of the buildings described below:-

DESCRIPTION OF BUILDING

City: Gurugram: -

- License No. 126 of 2012 dated 20.12.2012
- 3.0125 acres (Commercial Colony)
- Sector-114, Gurugram.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of Floors	FAR Sanctioned		FAR Achieved	
		Area in Sq.m.	%	Area in Sq.m.	%
Commercial Block	G + 9	19031.907	174.85	18952.49	174.12
Total FAR Achieved		19031.907	174.85	18952.49	174.12
NON FAR AREA					
Basement-1 & 2		14657.538		11582.30	

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Fire Station Officer, M.C. Gurugram, Structure Stability Certificate given by Rakesh Kumar, M.E. (Structure), Public Health Functional reports received from Chief Engineer-I, HSVP, Panchkula Haryana and after charging the composition charges amount of Rs. 55,33,108/- 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 there under. All the commercial 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

9/04/23

Endst. No. ZP-862/JD(NK)/2023/_____ Dated: -_____

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

1. The Director General, Fire Services, Haryana Panchkula with reference to Fire Station Officer, M.C. Gurugram office Memo. No. FS/2022/185 dated 21.07.2022 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, as HSVP has released the necessary funds.
2. Chief Engineer-I, HSVP, Panchkula with reference to his office Memo No. 219934 dated 30.12.2022 & 219658 dated 30.12.2022.
3. Superintending Engineer (Plg.), HVPNL, Panchkula with reference to this office Memo no.279 dated 24.11.2022.
4. Senior Town Planner, Gurugram with reference to his office Memo. No.7053 dated 28.10.2022.
5. District Town Planner (P), Gurugram with reference to his office Endst. No. 12557 dated 17.10.2022 & 1158 dated 08.02.2023.
6. Fire Station Officer, M.C. Gurugram with reference to his office Memo. No. FS/2022/185 dated 21.07.2022.
7. Nodal Officer, website updation.

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