

Directorate of Town & Country Planning, Haryana

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Regd.

LC-IX
(See Rule 16 (2))

To

Sh. Barahm Parkash, Sh. Ramniwas Ss/o Sh. Roshan Lal,
Sh. Roshan Lal S/o Sh. Kundan Lal
C/o Premium Infratech Pvt. Ltd.
1204, Indraprakash Building,
21, Barakhamba Road,
New Delhi-110001.

Memo No. LC-3078-JE (VA)-2021/ 15575

Dated: 02-07-2021

Subject: Request for grant of completion certificate of services w.r.t. Affordable Group Housing Colony over an area measuring 5.06875 acres (Licence No. 132 of 2014 dated 25.08.2014) in the revenue estate of village Badshahpur, Sector-69 & 70, Gurugram- Manesar Urban Complex.

Premium Infratech Pvt. Ltd. has made application dated 04.06.2019, requesting to grant Completion Certificate w.r.t. Affordable Group Housing Colony over an area measuring 5.06875 acres (Licence No. 132 of 2014 dated 25.08.2014) in the revenue estate of village Badshahpur, Sector-69 & 70, Gurugram. After receiving request for grant of completion certification, reports have been taken from Chief Engineer, HSVP and Senior Town Planner, Gurugram.

Chief Engineer, HSVP, Panchkula vide memo no. 124524 dated 15.07.2019 has informed that the services with respect to license no. 132 of 2014 dated 25.08.2014 granted for setting up of Affordable Group Housing Colony for the land measuring 5.06875 acres in the revenue estate of village Badshahpur, Sector-69 & 70, Gurugram have been got checked and reported to be laid at site and are operational/functional. The services include water supply, sewerage, SWD, roads, street lighting and Horticulture. Senior Town Planner, Gurugram vide memo no. 3421 dated 10.07.2019 has confirmed about laying of the colony as per approved plans.

In view of these reports, it is hereby certified that the required development works in the said Affordable Group Housing Colony at Gurugram comprising of Licence mentioned above for 5.06875 acres read with the following terms and conditions have been completed to my satisfaction. The development works are water supply, sewerage, storm water, drainage, roads, horticulture, etc. The completion certificate is granted on the following terms and conditions:-

1. The services will be laid by the colonizer upto alignment of proposed external services of the town and connection with the HSVP system will be

done with the prior approval of the competent authority. In case pumping is required, the same will be done by the colonizer at its own cost. The services will be provided as per provision in the EDC of Gurugram.

2. That the colonizer will be solely responsible for making arrangement of water supply and disposal of sewage and storm water of their colony as per requirement/guidelines of HSPCB/Environment Department till such time, the external services are provided by HSVP/State Government as per their scheme.
3. Level/Extent of the services to be provided by HSVP i.e. water supply sewerage, SWD, roads etc. will be proportionate of EDC provisions.
4. That you shall maintain a roof top rain water harvesting system properly and shall keep it operational all the time.
5. That in case some additional structures are required to be constructed and decided by HSVP at a later stage, the same will be binding upon you. Flow control valves will be installed, preferably of automatic type on water supply connection with HSVP water supply line.
6. That the NSL formation level of roads have been verified and are correct. You shall be responsible in case of any mistake in levels etc.
7. That you shall be fully responsible for operation, upkeep and maintenance of all roads, open spaces, public parks and public health services like water supply, sewerage and drainage etc. for a period as approved in the service plan estimates of your colony from the date of issuance of final completion certificate or earlier relieved of said responsibility and thereupon transfer all such roads open spaces, public parks and public health services like water supply, sewerage and drainage etc. free of cost to the Government or the Local Authority as directed.
8. That you shall neither erect nor allow the erection of any communication and transmission Tower with in colony without prior approval of competent authority.
9. That you shall use LED fittings for street lighting in the licenced colony.
10. That you shall comply with the conditions of Service Plan/Estimates approved by the Department vide memo dated 05.11.2015 and the conditions imposed by CE- HSVP, Panchkula.
11. That you shall abide by all prevailing norms/rules and regulations as fixed by HSVP.
12. That you shall get the bank guarantees on account of IDW revalidated atleast one month before its expiry for an amount equivalent to 1/5th amount thereof shall be kept unreleased to ensure upkeep and maintenance of the colony for a period of five years from the date of issue of the completion certificate under Rule 16 or earlier, in case the colonizer is relieved of the responsibilities in this behalf.

13. That you will comply with the terms and conditions as approved from the concerned power utility.
14. That in case any discrepancy w.r.t. status of compensation w.r.t. khasra no. 78//5/1 then the completion certificate shall become null & void.
15. This completion certificate shall be void ab-initio, if any of the conditions mentioned above are not complied with.



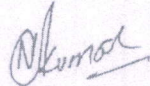
(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning,
Haryana, Chandigarh

Endst. No. LC-3078-JE (VA)-2021/

Dated:

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

1. Chief Engineer, HSVP, Panchkula.
2. Senior Town Planner, Gurugram.
3. District Town Planner, Gurugram.
4. Chief Accounts Officer O/o Director, Town and Country Planning, Haryana, Chandigarh.
5. Nodal Officer, Website updation.



(Narender Kumar)
District Town Planner (HQ)
For Director, Town & Country Planning,
Haryana, Chandigarh

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, Website www.tcpharyana.gov.in

To

Sh. Barahm Parkash & others,
in collaboration with Premium Infratech Pvt. Ltd.,
76-G, Sector-18, Gurugram.

Memo No. ZP-1039/JD(RD)/2019/ 13142

Dated: 31-5-2019

Whereas Barahm Parkash & others in collaboration with Premium Infratech Pvt. Ltd. has applied for the issue of an occupation certificate on 06.02.2019 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City:-Gurugram: -


- Licence No. Licence No. 132 of 2014 dated 25.08.2014.
- Total area of the Affordable Group Housing Colony measuring 5.06875 acres.
- Sector-69 & 70, Gurugram Manesar Urban Complex.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of dwelling units constructed	No. of Floors	FAR Sanctioned		FAR Achieved	
			Area in Sqm.	%	Area in Sqm.	%
Type-A (Block-1)	119	Stilt/Ground Floor to 14 th Floor	6439.59	35.892	6439.59	35.892
Type-A (Block-2)	119	Stilt/Ground Floor to 14 th Floor	6439.59	35.892	6439.59	35.892
Type-A (Block-3)	119	Stilt/Ground Floor to 14 th Floor	6439.59	35.892	6439.59	35.892
Type-A (Block-4)	119	Stilt/Ground Floor to 14 th Floor	6439.59	35.892	6439.59	35.892
Type-A (Block-5)	119	Stilt/Ground Floor to 14 th Floor	6439.59	35.892	6439.59	35.892
Type-A (Block-6)	119	Stilt/Ground Floor to 14 th Floor	6439.59	35.892	6439.59	35.892
Type-B (Block-1)	40	Ground Floor to 4 th Floor	1731.46	9.650	1731.46	9.650
Total	754 Dwelling Units		40369.00	225.00	40369.00	225.00
Commercial Block-1 (GF), Block-2 (G+1) & Block-3 (G+1)			1308.22	174.995	1308.22	174.995
NON FAR AREA IN SQM.						
			Sanctioned		Achieved	
Stilt (Two wheeler parking)			331.38		331.38	
Mumty & Machine Room			224.24		224.24	
OHT			260.90		260.90	
Crèche & Community Building (G+1 Floor)			371.63		371.63	
Podium			779.58		779.58	

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 Er. Rakesh Ahuja, ME (Structure), Public Health Functional reports received from Superintending Engineer (HQ), HSVP, Panchkula & Chief Engineer-I, HSVP, Panchkula & Certificate of Registration of lift issued by Certificate of Registration of lift issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana and after charging the composition charges amount of ₹ 4,95,292/- 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/2015/508 dated 24.11.2015.
 11. That you shall comply with all conditions laid down in the Memo. No. FS/2019/77 dated 03.04.2019 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. Any violation of the above said conditions shall render this occupation certificate null and void.


(K. Makand Pandurang, IAS)
Director, Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-1039/JD(RD)/2019/_____

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/2019/77 dated 03.04.2019 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. 74644 dated 23.04.2019 & memo no. 74970 dated 23.04.2019.
3. Senior Town Planner, Gurugram with reference to his office memo. No. 2278 dated 30.04.2019.
4. District Town Planner, Gurugram with reference to his office Endst. No. 3851 dated 25.04.2019.
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.

