

REGD.

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

From

Director General,
Town & Country Planning Department,
Haryana, SCO-71-75, Sector-17-C, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana6@gmail.com
Website www.tcpharyana.gov.in

Athena Infrastructure Pvt. Ltd. and others.
India Bulls House, Plot No. 448-451, Ground Floor,
Udyog Vihar, Phase-V,
Gurugram -122001.

Memo No. ZP-617/SD(BS)/2018/ 11458

Dated: - 06-04-2018

Whereas Athena Infrastructure Pvt. Ltd. and others. has applied for the issue of an occupation certificate on 21.11.2017 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

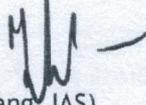
- Licence No. 213 of 2007 dated 05.09.2007, Licence No. 10 of 2011 dated 29.01.2011 and Licence No. 64 of 2012 dated 20.06.2012.
- Total area of the Group Housing Colony measuring 19.856 acres.
- Sector-110, Gurugram Manesar Urban Complex.
- Indicating description of building, covered area, towers, nature 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.	%
Tower-A	78	Ground Floor to 21th Floor	20481.12	27.578	20472.44	27.566
Tower-E	24	Ground Floor to 14th Floor	7151.82	9.630	7151.82	9.630
Tower-F	24	Ground Floor to 14th Floor	7151.82	9.630	7151.82	9.630
EWS Block	27	Ground Floor & First Floor	674.81	0.909	674.196	0.908
Guard Huts		At Ground Level	18.0	0.024	18.0	0.024
Lower Basement			14098.67		3956.178	
Upper Basement			31616.50		4375.813	

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 & Commissioner Municipal Corporation Gurugram, Environment Clearance issued by State Environment Impact Assessment Authority, Haryana, Structure Stability Certificate given by Sh. Pankish Goel, M-Sc. (Structure), Public Health Functional reports received from Superintending Engineer (HQ), HUDA, Panchkula & Chief Engineer-I, HUDA, 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 ₹ 96,450/- 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

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/2013/368 dated 26.06.2013.
11. That you shall comply with all conditions laid down in the Memo. No. DFS/Supdt/2018/767/13915 dated 09.03.2018 of the Director, Fire Services, Haryana, Panchkula, Memo No. FS/MCG/2018/906 dated 19.03.2018 of the Senior Fire Station Officer Gurugram & Memo No. MCG/FS/ADFO/2018/1124/205 dated 22.03.2018 Commissioner Municipal Corporation Gurugram 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. Makrand Pandurang, IAS)
 Director General, Town and Country Planning,
 Haryana, Chandigarh.

Endst. No. ZP-617/SD(BS)/2018/ _____

Dated: - _____

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

1. The Director, Fire Services, Haryana, Panchkula with reference to his office Memo. No. DFS/Supdt/2018/767/13915 dated 09.03.2018 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, HUDA, Panchkula with reference to his office memo no. 43791 dated 07.03.2018.
3. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 43769 dated 07.03.2018.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 516 dated 16.01.2018.
5. District Town Planner, Gurugram with reference to his office Endst. No. 11917 dated 19.12.2017.
6. Nodal Officer, website updation.

(Sanjay Kumar)
 District Town Planner (HQ),
 For Director General, Town and 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,
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

Athena Infrastructure Pvt. Ltd.,
Plot No. 448-451, Udyog Vihar, Phase-V,
Gurugram.

Memo No. ZP-617/SD(DK)/2021/ 25955 Dated: 12-10-2021

Whereas Athena Infrastructure Pvt. Ltd. has applied for the issue of an occupation certificate on 19.04.2021 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 213 of 2007 dated 05.09.2007, Licence No. 10 of 2011 dated 29.01.2011 & Licence No. 64 of 2012 dated 20.06.2012.
- Total area of the Group Housing Colony measuring 19.856 acres.
- Sector-110, Gurugram.
- 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.	%
Tower-B	81	82	Ground floor to 21 st Floor	20249.99	27.267	20458.28	27.547
Tower-C	82	82	Ground floor to 21 st Floor	20455.33	27.543	20456.41	27.549
EWS Block	28	28	4 th and 5 th Floor	684.12	0.921	684.12	0.921
Community Building-2			Ground Floor	285.70	0.385	291.404	0.392
Convenient Shopping			Ground Floor	371.33	0.50	371.33	0.50
Total				42046.47	56.616	42261.544	56.909
Non-FAR Area in Sqm.							
Description				Sanctioned		Achieved	
Lower Basement (OC for 3956.178 sqm & 3727.482 sqm already granted)				14098.67		6415.01	
Upper Basement (OC for 4375.813 sqm. & 12444.178 sqm already granted)				31616.50		14796.509	

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Fire Station Officer, Gurugram & Assistant Divisional Fire Officer, Municipal Corporation, Gurugram, Environment Clearance issued State Environment Impact Assessment Authority Haryana, Panchkula, Structure Stability Certificate given by Sh. Pankish Goel, M.E. (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 ₹ 4,45,048/- 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/competent authority 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/competent authority as per their scheme.
5. 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.
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, Panchkula vide No. SEIAA/HR/2013/368 dated 26.06.2013 & memo no. SEIAA/HR/2020/339 dated 19.08.2020.
11. That you shall comply with all conditions laid down in the Memo no. FS/2021/29 dated 01.02.2021 of Fire Station Officer, Gurugram and memo. No. MCG/FS/ADFO/2018/1124/205 dated 22.03.2018 of the Assistant Divisional Fire Officer, Municipal Corporation, Gurugram with regard to fire safety measures.
12. That 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-617/SD(DK)/2021/_____ Dated: - _____

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

1. The Fire Station Officer, Gurugram with reference to his office Memo no. FS/2021/29 dated 01.02.2021 and Assistant Divisional Fire Officer, Municipal Corporation, Gurugram with reference to his office Memo. No. MCG/FS/ADFO/2018/1124/205 dated 22.03.2018 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. 149771 dated 27.08.2021 & memo no. 149492 dated 27.08.2021.
3. Senior Town Planner, Gurugram with reference to his office memo. No. 4040 dated 27.08.2021.
4. Superintending Engineer (Planning), HVPNL, Sector-6, Panchkula with reference to his office memo. No. Ch-6/SE/PLG/File No. 34/DH/185 dated 04.08.2021.
5. District Town Planner, Gurugram with reference to his office Endst. No. 8544 dated 27.08.2021.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer, website updation.


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