

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, 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

Sh. Pardeep & others,
C/o Sternal Buildcon Pvt. Ltd.,
1304, 13th Floor, Dr. Gopal Das Bhawan,
28, Barakhamba Road, Connaught Place,
New Delhi-110001.

Memo No. ZP-1130/JD(RD)/2022/

8215

Dated:

25/03/2022

Whereas Sh. Pardeep and others C/o Sternal Buildcon Pvt. Ltd. has applied for the issue of an occupation certificate on 13.12.2021 in respect of the buildings described below:

DESCRIPTION OF BUILDING

City: Sohna :-

- Licence No. 14 of 2016 dated 26.09.2016.
- Total area of the Affordable Group Housing Colony measuring 9.775 acres.
- Sector-36, Sohna, District- 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-1, 4, 5 & 11 | 416 | 416 | Ground Floor + 12 Floor | 25026.236 | 25026.236 |
| Tower-2 & 3 | 208 | 208 | Ground Floor + 12 Floor | 12503.310 | 12503.310 |
| Tower-6 & 8 | 208 | 208 | Ground Floor + 12 Floor | 12520.256 | 12520.256 |
| Tower-7 | 104 | 104 | Ground Floor + 12 Floor | 6255.799 | 6255.799 |
| Tower-9 | 104 | 104 | Ground Floor + 12 Floor | 6297.102 | 6297.102 |
| Tower-10 | 60 | 60 | Ground Floor + 12 Floor | 4216.079 | 4216.079 |
| Tower-12 | 104 | 104 | Ground Floor + 12 Floor | 6265.028 | 6265.028 |
| Tower-13 | 100 | 100 | Ground Floor + 12 Floor | 6035.993 | 6035.993 |
| Total | 1304 | 1304 | | 79119.803 | 79119.803 |
| | Creche/Aanganwadi | | Ground Floor + First floor | 202.920 | 202.920 |
| | Community Building | | Ground Floor | 186.744 | 186.744 |
| | Commercial Block | | Lower GF, Upper GF to 2 nd floor | 2479.456 | 2292.250 |

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Fire Station Officer, MC, Gurugram, Environment Clearance issued by State Environment Impact Assessment Authority, Haryana, Structure Stability Certificate given by Sh. Abhay Gupta, who has ME. (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 ₹ 28,34,172/- 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 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/State Government 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 still 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 boardings.
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/2017/328 dated 18.05.2017.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2021/127 dated 12.11.2021 of the Fire Station Officer, MC, 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-1130/JD(RD)/2022/_____

Dated: _____

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

1. Member Secretary, State Level Environment Impact, Assessment Authority Haryana, Panchkula w.r.t. NOC issued vide no. SEIAA/HR/2017/328 dated 18.05.2017.

2. The Fire Station Officer, MC, Gurugram with reference to his office Memo. No. FS/2021/127 dated 12.11.2021 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.
3. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 16290 dated 01.02.2022 and 21877 dated 09.02.2022.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 6418 dated 31.12.2021.
5. District Town Planner, Gurugram with reference to his office Endst. No. 14213 dated 31.12.2021.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer, website updation.

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