

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: tcpaharyana@gmail.com, Website www.tcpaharyana.gov.in

To

GLS Infratech Pvt. Ltd.,
707, 7th Floor, JMD Pacific Square,
Sector-15, Part-II,
Gurugram.

Memo No. ZP-1010/AD(RA)/2020/ 8739 Dated: - 22-05-2020

Whereas GLS Infratech Pvt. Ltd. has applied for the issue of an occupation certificate on 07.10.2019 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Sohna: -

- Licence No. Licence No. 110 of 2014 dated 14.08.2014 & Licence No. 54 of 2019 dated 08.03.2019.
- Total area of the Affordable Group Housing Colony measuring 13.39375 acres.
- Sector-4, Sohna.

- 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 Sq.m.	%	Area in Sq.m.	%
Tower-1 to 12	112 X 12 = 1344	112 X 12 = 1344	G+ 13 th Floor	69589.56	133.74	69589.56	133.74
Tower-13 to 16	72 X 4 = 288	72 X 4 = 288	G + 8 th Floor	14950.76	28.73	14950.76	28.73
Total	1632	1632		84540.32	162.47	84540.32	162.47
Commercial Block-1 (Part)			G + 2 nd Floor	2892.83	133.43	2005.68	92.51
Commercial Block-2			G + 1 st Floor	836.52	38.58	836.52	38.58
			Total	3729.35	172.01	2842.2	131.09
NON FAR AREA IN SQM							
Community Building (Ground Floor)				190.672		190.672	
Anganwari (1 st Floor)				190.672		190.672	
Total				381.344		381.344	

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 Sh. Sanjay Tyagi, M.Tech. (Structure), Public Health Functional reports received from Chief Engineer-1, HSPV, 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 ₹ 6,14,841/- 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 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/2016/255 dated 12.04.2016.
 11. That you shall comply with all conditions laid down in the Memo. No. FS/2020/58 dated 17.03.2020 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, HSVP Primary School Building, Block-C-2, Sushant Lok-1, 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.
 19. That you shall get the licence renewed within time period as decided by the Government as a relief measure for Real Estate Industry due to Covid-19 Pandemic. If the Government doesn't approve the proposal of the Department then you shall get the licence renewed within a period of 30 days failing which the occupation certificate shall be deemed to be revoked.



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

Endst. No. ZP-1010/AD(RA)/2020/ _____

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/2020/58 dated 17.03.2020 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-1, HSVP, Panchkula with reference to his office memo no. 47215 dated 13.03.2020 & memo no. 47294 dated 13.03.2020.
3. Senior Town Planner, Gurugram with reference to his office memo. No. 1034 dated 18.02.2020.
4. District Town Planner, Gurugram with reference to his office Endst. No. 1585 dated 14.02.2020.
5. District Town Planner (Enf.), Gurugram.
6. Nodal Officer, website updation.



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