

REGD.

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

From

Director,
Town & Country Planning Department, Haryana,
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

Pareena Infrastructures Pvt. Ltd.,
C-7A, 2nd Floor, Omaxe City Centre Mall,
Sohna Road, Sector-49, Gurugram.

Memo No. ZP-1045/SD(DK)/2021/ 16347 Dated:- 09/07/2021

Whereas Pareena Infrastructures Pvt. Ltd. has applied for the issue of an occupation certificate on 17.03.2020 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 106 of 2014 dated 14.08.2014.
- Total area of the Affordable Group Housing Colony measuring 5.00 acres.
- Sector-99-A, Gurugram Manesar Urban Complex.
- 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-I	88	88	Ground/Stilt Floor to 11 th Floor	4491.13	23.530	4491.13	23.530
Tower-II	92	92	Ground/Stilt Floor to 12 th Floor	4706.63	24.659	4706.63	24.659
Tower-III	96	96	Ground/Stilt Floor to 12 th Floor	4895.70	25.650	4895.70	25.650
Tower-IV	96	96	Ground/Stilt Floor to 12 th Floor	4895.70	25.650	4895.70	25.650
Tower-V	96	96	Ground/Stilt Floor to 12 th Floor	4895.70	25.650	4895.70	25.650
Tower-VI	96	96	Ground/Stilt Floor to 12 th Floor	4895.70	25.650	4895.70	25.650
Tower-VII	80	80	Ground/Stilt Floor to 10 th Floor	4086.56	21.410	4086.56	21.410
Tower-VIII	80	80	Ground/Stilt Floor to 10 th Floor	4086.56	21.410	4086.56	21.410
Tower-IX	80	80	Ground/Stilt Floor to 10 th Floor	4086.56	21.410	4086.56	21.410
Total	804	804		41040.24	215.019	41040.24	215.019
Non-FAR Area in Sqm.							
			No. of Floors	Sanctioned		Achieved	
Community Building			Ground Floor	189.03		189.03	
Anganwadi-cum-Creche			Ground Floor	189.03		189.03	
Tower-I			Stilt Area	397.36		396.40	
Tower-II				397.36		396.40	
Tower-III				397.36		396.40	
Tower-IV				397.36		396.40	
Tower-V				397.36		396.40	
Tower-VI				397.36		396.40	
Tower-VII				397.36		396.40	
Tower-VIII				397.36		396.40	
Tower-IX				397.36		396.40	
Tower-I			Mumty Area	50.25		50.25	
Tower-II				50.25		50.25	
Tower-III				50.25		50.25	
Tower-IV				50.25		50.25	
Tower-V				50.25		50.25	
Tower-VI				50.25		50.25	

Tower-VII		50.25	50.25
Tower-VIII		50.25	50.25
Tower-IX		50.25	50.25
2 nos. Guard Room		--	18.00

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Fire Station Officer, Gurugram, Environment Clearance issued by State Environment Impact Assessment Authority, Haryana, Structure Stability Certificate given by Sh. Brajesh Kumar Singh, M.Tech. (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 ₹ 4,11,323/- 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/2016/190 dated 15.03.2016.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2020/84 dated 30.12.2020 of the Fire Station Officer, 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. That you shall submit the report from Superintending Engineer (Planning), HVPNL, Panchkula regarding provisioning of electrical infrastructure within 90 days from issue of this occupation certificate.
19. That you shall get functional the second lift in each tower and submit the compliance report in the office of DTP, Gurugram within a period of 30 days from the issuance of this occupation certificate.
20. That you shall install & get functional the Organic Solid Waste Composting System at site before applying the occupation certificate of remaining Tower-X and Commercial Building.
21. That you have obtained the Environment Clearance from State Environment Impact Assessment Authority Haryana, Government of Haryana which is issued vide No. SEIAA/HR/2016/190 dated 15.03.2016 for total built up area of 46440.332 Sqm. against the total sanctioned area of the project which is 50039.14 Sqm. (as per revised building plans sanctioned vide memo no. 30342 dated 10.12.2019). This occupation certificate is granted for an area measuring 45438.15 Sqm. subject to the condition that you shall obtain the amended Environment Clearance before applying the occupation certificate of Tower-X and Commercial Building or before applying of completion certificate of the colony whichever is earlier.
22. 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-1045/SD(DK)/2021/_____ 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/2016/190 dated 15.03.2016 and compliance of condition no. 21 by colonizer.
2. The Fire Station Officer, Gurugram with reference to his office Memo. No. FS/2020/84 dated 30.12.2020 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.
3. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 91230 dated 27.05.2021 & memo no. 91239 dated 27.05.2021.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 3933 dated 19.10.2020.
5. Superintending Engineer (Planning), HVPNL, Sector-6, Panchkula w.r.t. this office endst. no. 9266 dated 02.06.2020, memo no. 2281-82 dated 01.02.2021 & memo no. 12757-58 dated 31.05.2021 and compliance of condition no. 18 by the colonizer.
6. District Town Planner, Gurugram with reference to his office Endst. No. 7266 dated 13.10.2020 and compliance of condition no. 19 & 20 by the colonizer.
7. District Town Planner (Enf.), Gurugram.
8. Nodal Officer, website updation.

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