

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

Shivnandan Buildtech Pvt. Ltd.,
4, Battery Lane, Rajpur Road,
Civil Lines, Delhi-110054.

Memo No.-ZP-742/PA(DK)/2022/ 33581 Dated: 09-11-2022

Whereas Shivnandan Buildtech Pvt. Ltd. has applied for the issue of an occupation certificate on 13.01.2022 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 70 of 2011 dated 22.07.2011 & Licence No. 82 of 2012 dated 27.08.2012.
- Total area of the Group Housing Colony measuring 13.32 acres.
- Sector-99, 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-1 | 104 | 52 | Stilt/Ground Floor to 14 th Floor | 12667.71 | 24.36 | 6866.492 | 13.204 |
| Tower-3 | 104 | 104 | Stilt/Ground Floor to 14 th Floor | 14291.21 | 27.481 | 14291.21 | 27.481 |
| Tower-9 | 40 | 40 | Stilt/Ground Floor to 10 th Floor | 5560.71 | 10.693 | 5560.71 | 10.693 |
| Tower-10 | 40 | 40 | Stilt/Ground Floor to 11 th Floor | 4815.60 | 9.26 | 4815.60 | 9.26 |
| EWS Block | 124 | 44 | Ground Floor to 3 rd Floor | 2861.28 | 5.502 | 1186.04 | 2.28 |
| Total | 236 Main Dwelling Units and 44 EWS Units | | | 40196.51 | 77.296 | 32720.052 | 62.918 |
| Non-FAR Area in Sqm. | | | | | | | |
| Mumty area /Machine Room | Description | Tower/ Block No. | | Sanctioned | | Achieved | |
| | | Tower-1 | Tower-3 | 70.20 | 82.48 | 98.226 | 99.64 |
| Stilt Area | | Tower-1 | | 1646.72 | | 1673.92 | |
| | | Tower-3 | | 2053.03 | | 2080.23 | |
| | | Tower-9 | | 932.87 | | 932.87 | |
| | | Tower-10 | | 872.38 | | 872.38 | |
| Basement | | | | 27205.77 | | 9495.05 | |
| Total | | | | 32863.45 | | 15252.316 | |

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 State Environment Impact Assessment Authority Haryana, Panchkula, Structure Stability Certificate given by Sh. B.K. Singh, M. Tech.

(Structure), Public Health Functional reports received from Chief Engineer-I, HSVP, Panchkula and after charging the composition charges amount of ₹ 20,40,499/-*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 space 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/2013/1527 dated 24.12.2013 and memo no. SEIAA/HR/2020/484 dated 28.10.2020.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2022/230 dated 01.09.2022 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. That you shall submit requisite BG for internal and external infrastructure in the office of Superintending Engineer (Planning), HVPNL, Panchkula and submit his report regarding provisioning of electrical infrastructure within 60 days from issue of this occupation certificate.
19. Any violation of the above said conditions shall render this occupation certificate null and void.


(T.L. Satyaprakash, IAS)
Director General, Town and Country Planning,
Haryana, Chandigarh. *og*

Endst. No. ZP-742/PA(DK)/2022/_____ Dated: - _____

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

1. Fire Station Officer, MC, Gurugram with reference to his Memo. No. FS/2022/230 dated 01.09.2022 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. 177872 dated 17.10.2022 & memo no. 185573 dated 04.11.2022.
3. Senior Town Planner, Gurugram with reference to his office memo. No. 3878 dated 10.06.2022.
4. Superintending Engineer (Planning), HVPNL, Sector-6, Panchkula w.r.t. this office endst. no. 5168 dated 21.02.2022 and compliance of condition no. 18 by the colonizer.
5. District Town Planner, Rewari with reference to his office Endst. No. 6372 dated 01.06.2022.
6. Nodal Officer, website updation.


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

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