

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](mailto:tcpharyana7@gmail.com), Website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in)

To

Hans Propcon Pvt. Ltd. & others,  
Office No. 1221-A, Devika Tower,  
12<sup>th</sup> Floor, Nehru Place,  
New Delhi-110019.

Memo No. ZP-1026/SD(DK)/2020/ 16181 Dated 14-09-2020

Whereas Hans Propcon Pvt. Ltd. & others has applied for the issue of an occupation certificate on 14.11.2019 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 93 of 2014 dated 13.08.2014.
- Total area of the Group Housing Colony measuring 13.2118 acres.
- Sector-68, 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	120	120	Stilt Floor to 20 <sup>th</sup> Floor	10632.001	19.885	10159.931	19.003
Tower-2	120	120	Stilt Floor to 20 <sup>th</sup> Floor	10632.001	19.885	10159.931	19.003
Tower-3	104	104	Stilt Floor to 26 <sup>th</sup> Floor	9535.668	17.835	9107.638	17.034
Tower-4	104	104	Stilt Floor to 26 <sup>th</sup> Floor	9884.013	18.486	9471.675	17.715
Tower-5	116	116	Stilt Floor to 29 <sup>th</sup> Floor	14384.058	26.903	14361.884	26.862
Tower-6	84	84	Stilt Floor to 14 <sup>th</sup> Floor	7500.257	14.028	7171.922	13.414
Tower-7	84	84	Stilt Floor to 14 <sup>th</sup> Floor	7500.257	14.028	7171.922	13.414
Tower-8	84	84	Stilt Floor to 14 <sup>th</sup> Floor	7442.148	13.919	7135.267	13.345
Tower-9	84	84	Stilt Floor to 14 <sup>th</sup> Floor	7442.148	13.919	7135.267	13.345
Tower-10 (EWS Block)	166	180	Stilt Floor to 13 <sup>th</sup> Floor	4062.633	7.599	4205.784	7.866
Tower-11 (Convenient Shopping)			Ground Floor	264.095	0.494	266.345	0.498
Tower-12 (Community Building)			Ground Floor to 2 <sup>nd</sup> Floor	795.077	1.487	1116.175	2.088
Total	900 Main Dwelling Units and 169 EWS Units	90074.356		168.468		87463.741	163.587
Non-FAR Area in Sqm.				Sanctioned		Achieved	
			Stilts area	13919.515		13936.041	
			Basement-1	21164.631		21164.631	
			Basement-2	--		10599.362	
			Guard Room	9.00		9.00	
			Podium area	15712.985		15712.985	

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, Panchkula, Structure Stability Certificate given by Sh. Vidya Prakash Agarwal, 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 ₹ 1,42,27,017/- 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. SE/IAA/HR/2016/648 dated 17.08.2016.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2020/20 dated 12.02.2020 & FS/2020/49 dated 20.06.2020 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-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 clear outstanding dues in Licence No. 93 of 2014 dated 13.08.2014 as per Notification No. Misc-1025/2020/13188 dated 28.07.2020 as a relief measure for Real Estate Industry due to COVID-19 Pandemic.

19. The above relaxation accorded vide Notification No. Misc-1025/2020/13188 dated 28.07.2020 are subject to the condition:-
- (a) That you shall pass on the corresponding benefits to your allottees to ensure that the hardships faced by the end-users also get mitigated to that extent.
- (b) That you shall endeavor to complete your projects either within the original timeline as agreed upon in the sale-purchase agreement or as revised with the prior consent of RERA.
20. That you shall obtain the water connection from GMDA/competent authority within 30 days of issuance of this occupation certificate.
21. 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-1026/SD(DK)/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/2020/20 dated 12.02.2020 & FS/2020/49 dated 20.06.2020 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-I, HSVP, Panchkula with reference to his office memo no. 51536 dated 19.03.2020 & memo no. 87390 dated 18.06.2020.
3. Senior Town Planner, Gurugram with reference to his office memo. No. 1520 dated 16.03.2020.
4. District Town Planner, Gurugram with reference to his office Endst. No. 2450 dated 12.03.2020.
5. District Town Planner (Enf.), Gurugram.
6. Nodal Officer, website updation.

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