

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

Jubilant Software Services Pvt. Ltd.
H-65, Connaught Circus,
New Delhi-110001.

Memo No. ZP-406/AD(RA)/2019/29252 Dated 28-11-2019

Whereas Jubilant Software Services Pvt. Ltd. has applied for the issue of an occupation certificate on 04.10.2018 & 19.04.2019 in respect of the buildings described below:-

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 71 of 2008 dated 25.03.2008.
- Total area of the Group Housing Colony measuring 15.575 acres.
- Sector-91, 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-A	51	51	Ground Floor to 13 th Floor	7239.197	11.485	7239.197	11.485
Tower-C	51	51	Ground Floor to 13 th Floor	7239.197	11.485	7239.197	11.485
Tower-D	51	51	Ground Floor to 13 th Floor	7251.236	11.504	7251.236	11.504
Tower-E	51	51	Ground Floor to 13 th Floor	7239.197	11.485	7239.197	11.485
Tower-F	51	51	Ground Floor to 13 th Floor	7239.197	11.485	7239.197	11.485
Tower-L	55	55	Ground Floor to 13 th Floor	5117.645	8.119	5117.645	8.119
Tower-M	55	55	Ground Floor to 13 th Floor	5117.645	8.119	5117.645	8.119
Tower-N	55	55	Ground Floor to 13 th Floor	5117.645	8.119	5117.645	8.119
EWS Block-B	46	46	Ground Floor to 4 th Floor	1057.067	1.677	1057.067	1.677
Total	420 Main Dwelling Units and 46 EWS Flats			44516.327	70.625	44516.327	70.625
				Non-FAR Area in Sqm.			
				Sanctioned		Achieved	
Basement (Pocket-B)				16395.822		16395.822	

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 Ms. Deepika, 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 ₹ 1,54,398/- 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. SEIAA/HR/2014/764 dated 29.05.2014.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2019/104 dated 03.05.2019 & Memo No. FS/2019/251 dated 30.10.2019 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 obtain the water connection from GMDA/competent authority within 30 days of issuance of this letter.
19. 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-406/AD(RA)/2019/ _____ 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/2019/104 dated 03.05.2019 & Memo No. FS/2019/251 dated 30.10.2019 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. 31856 dated 15.02.2019, memo no. 128124 dated 18.07.2019 & memo no. 128674 dated 18.07.2019.
3. Superintending Engineer(HQ), HSVP, Panchkula with reference to his office memo no. 31149 dated 15.02.2019.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 586 dated 31.12.2018 & memo no. 3947 dated 07.08.2019.
5. District Town Planner, Gurugram with reference to his office Endst. No. 14350 dated 31.12.2018 & memo no. 8090 dated 03.08.2019.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer, website updation.


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

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

From

Director,
Town & Country Planning Department,
Haryana, SCO-71-75, Sector-17-C, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com
Website www.tcpharyana.gov.in

To

Jubilant Software Services Pvt. Ltd,
H-65, Cannaught Circus, ,
New Delhi-110001.

Memo No. ZP-406/AD(RA)/2019/ 13378 Dated: - 07-06-2019

Whereas Jubilant Software Services Pvt. Ltd has applied for grant of an occupation certificate on 04.10.2018 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -


- Licence No.71 of 2008 dated 25.03.2008.
- Total area of the Group Housing Colony measuring 15.575 acres.
- Sector- 91, Gurugram.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/Block No.	No of dwelling units sanctioned	No of dwelling units constructed	No. of Floors	FAR Sanctioned		FAR Achieved	
				Area in Sqm.	%	Area in Sqm.	%
Tower-G	51	51	G+13	7276.934	11.545	7276.934	11.545
Tower-H	51	51	G+13	7265.164	11.527	7265.164	11.527
Tower-J	55	55	G+13	5117.645	8.119	5117.645	8.119
Tower-K	51	51	G+12	4762.181	7.555	4762.181	7.555
EWS (Block-A)	96	96	G+3	2249.691	3.569	2249.691	3.569
		304		26671.615	42.315	26671.615	42.315
Non FAR Area							
Basement-C				9933.436		9933.436	

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Director, Fire Services Haryana Panchkula, Environment Clearance issued by State Environment Impact Assessment Authority, Haryana, Structure Stability Certificate given by Deepika, (M.Tech. Structure Engineer), Public Health Functional reports received from Superintending Engineer (HQ), HSVP, Panchkula & 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 ₹ 1,04,959/- 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 HSVPA/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 clearance issued by State Environment Impact Assessment Authority, Haryana Vide No. SEIAA/HR/764 dated 29.05.2014.
11. That you shall comply with all conditions laid down in the FS/2019/104 dated 03.05.2019 of the Director, 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, HUDA 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.
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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-406/AD(RA)/2019/_____ Dated: - _____

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2. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 31856 dated 15.02.2019.
3. Superintending Engineer (HQ), HSVP, Panchkula with reference to his office memo no. 31149 dated 15.02.2019.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 586 dated 8884 dated 31.12.2018.
5. District Town Planner, Gurugram with reference to his office endst. No. 14350 dated 31.12.2018.
6. Nodal Officer, website updation.



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

