

REGD.

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

From

Director General,  
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

Saphire Landcrafts Pvt. Ltd.,  
G-3, Aditya Commercial Complex, Plot-7,  
Preet Vihar, New Delhi-110092.

Memo No. ZP-861/SD(BS)/2018/ 1506

Dated: 18-05-2018

Whereas Saphire Landcrafts Pvt. Ltd. has applied for the issue of an occupation certificate on 17.01.2018 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 129 of 2012 dated 31.12.2012.
- Total area of the Commercial Site measuring 3.522 acres.
- Sector-83, Gurugram.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of Floors	FAR Sanctioned		FAR Achieved	
		Area in Sqm.	%	Area in Sqm.	%
Commercial Building	Ground Floor to 11 <sup>th</sup> Floor	24701.313	173.306	24817.492	174.121
Non-FAR Area					
Basement-1		10465.98		10115.153	
Basement-2		10697.72		10697.72	

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Director General, Fire Service, Haryana, Panchkula, Environment Clearance issued by State Environment Impact Assessment Authority, Haryana, Structure Stability Certificate given by Sh. Diwakar Bhagat, Structure Engineer, Public Health Functional reports received from Superintending Engineer (HQ), HUDA, Panchkula & Chief Engineer-I, HUDA, 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 ₹ 35,59,501/- 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 commercial spaces 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 HUDA 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 HUDA/State Government as per their scheme.
5. That in case some additional structures are required to be constructed as decided by HUDA 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.



Directorate of Town & Country Planning, Haryana  
SCO-71-75, 2<sup>nd</sup> Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349  
Web site tcpharyana.gov.in - e-mail: tcpharyana6@gmail.com

Regd.  
To

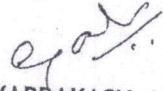
Sphire Landcrafts Pvt. Ltd.  
Regd. Office G-3, Aditya Complex,  
Plot No. 7, Preet Vihar, Community Centre,  
Delhi-110092

Memo No:-LC-2651-PA(SN)-2017/ 30479 Dated: 29-11-2017

Subject: Renewal of licence no. 129 of 2012 dated 31.12.2012 granted for setting up of Commercial colony over an area measuring 3.522 acres falling in the Sector-83, District Gurugram -Saphire Landcrafts Pvt. Ltd.

Reference: Your application dated 07.06.2017 on the subject cited above.

1. Renewal of Licence No. 129 of 2012 dated 31.12.2012 granted for setting up of Commercial colony over an area measuring 3.522 acres falling in the Sector-83, District Gurugram is hereby renewed up to 30.12.2018 on the same terms and conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of licence of further period.
3. You shall get approved the Service Plan/Estimates within the current validity period of licence.
4. You shall get the licence renewed till final completion of the colony is granted.

  
(T.L. SATYAPRAKASH, I.A.S)  
DIRECTOR, Town & Country Planning  
Haryana, Chandigarh

Endst no: LC-2651/PA(SN)/2017/

Dated:

- A copy is forwarded to following for information and further necessary action.
1. Chief Administrator, HUDA, Panchkula.
  2. Chief Engineer, HUDA, Panchkula.
  3. Chief Account officer of this Directorate.
  4. Senior Town Planner, Gurugram.
  5. District Town Planner, Gurugram.
  6. Nodal Officer (website) for updation on website.

(Sanjay Kumar)  
District Town Planner (HQ)  
For: Director, Town & Country Planning  
Haryana, Chandigarh