

REGD.

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

From

Director,
Town & Country Planning Department,
Haryana, Nagar Yojna Bhawan Block-A, Sector-18A,
Madhaya Marg, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com
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To

Spaze Towers Pvt. Ltd.,
SPAZEDGE, Sector-47,
Sohna-Gurugram Road,
Gurugram.

Memo No. ZP-925/SD(DK)/2021/ 11018 Dated: 03-05-2021

Whereas Spaze Towers Pvt. Ltd. has applied for the issue of an occupation certificate on 13.10.2020 in respect of the building described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 72 of 2013 dated 27.07.2013.
- Total area of the Commercial Colony measuring 2.71875 acres.
- Sector-92, 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 7 th Floor	19533.338	177.537	19539.638	177.595
Non-FAR Area in Sqm.					
		Sanctioned		Achieved	
Basement-1		6060.943		6060.943	
Basement-2		6040.645		6040.645	
Basement-3		5928.344		5928.344	
Metre Room & VCB Room		-		43.48	
Guard Room		-		15.892	
Terrace Floor (Mumty/Machine areas)		160.098		160.098	

I hereby grant permission for the occupation of the said buildings, after considering Fire NOC issued by Fire Station Officer, Gurugram, NOC from Environment issued by State Environment Impact Assessment Authority Haryana, Panchkula, Structure Stability Certificate given by Sh. Lokesh Kumar Tyagi, M.Tech. (Structure), Public Health Functional report from Chief Engineer-I, HSVP, Panchkula & Certificate of Registration of lift and after charging the composition charges amount of ₹ 6,11,745/- 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 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 State Environment Impact Assessment Authority Haryana, Panchkula vide No. SEIAA/HR/2014/1054 dated 06.08.2014.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2021/1 dated 04.01.2021 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 the occupation certificate for the aforesaid Towers/Block is granted subject to the condition that the occupation certificate shall be declared void ab-initio in case you are failed to submit report of Superintending Engineer (Planning), HVPNL, Panchkula within 60 days from issue of this occupation certificate stating that the electrical infrastructure has been laid as per approved plans.
19. Any violation of the above said conditions shall render this occupation certificate null and void.


(K. Makrand Pandurang, IAS)
Director, Town & Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-925/SD(DK)/2021/ _____ Dated: _____

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

1. Fire Station Officer, Gurugram with reference to his office Memo No. FS/2021/1 dated 04.01.2021 of 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 the Fire Officer, Gurugram will be personally responsible for any lapse/violation.
2. Chief Engineer-I, HSVP, Panchkula with reference to his office Memo No. 43623 dated 10.03.2021 & memo no. 44103 dated 10.03.2021.
3. Senior Town Planner, Gurugram with reference to his office memo. No. 1950 dated 13.04.2021.
4. District Town Planner, Gurugram with reference to his office Endst. No. 3752 dated 09.04.2021.
5. District Town Planner (Enf.), Gurugram.
6. Nodal Officer of Website updation.


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