

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

Mohinder Kaur & others,
Spazedge, Tower-C, Sohna Road,
Sector-47, Gurugram.

Memo No. ZP-699/SD(DK)/2020/ 20160 Dated: 11-11-2020

Whereas Mohinder Kaur & others has applied for the issue of an occupation certificate on 17.06.2020 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 26 of 2011 dated 25.03.2011.
- Total area of the Group Housing Colony measuring 10.512 acres.
- Sector-84, 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	40	40	Ground Floor to 9 th Floor	4887.012	11.488	4887.012	11.488	
Tower-2	62	62	Ground Floor to 21 st Floor	13282.032	31.222	13282.032	31.222	
Tower-3	74	74	Ground Floor to 18 th Floor	10320.536	24.261	10320.536	24.261	
Tower-4	74	74	Ground Floor to 18 th Floor	10320.536	24.261	10320.536	24.261	
Tower-5	50	50	Ground Floor to 12 th Floor	7076.654	16.635	7076.654	16.635	
Tower-6	48	48	Ground Floor to 11 th Floor	5008.876	11.774	5008.876	11.774	
Tower-7	48	48	Ground Floor to 11 th Floor	5008.876	11.774	5008.876	11.774	
Tower-8	48	48	Ground Floor to 11 th Floor	5783.047	13.594	5794.369	13.621	
Tower-8A	48	48	Ground Floor to 11 th Floor	5783.047	13.594	5794.369	13.621	
Tower-9	40	40	Ground Floor to 9 th Floor	4829.167	11.352	4839.397	11.376	
EWS Block	94	94	Ground Floor to 5 th Floor	2248.409	5.285	2248.409	5.285	
Convenient Shopping	9 Shops + 2 Kiosks		Ground Floor	211.167	0.496	211.167	0.496	
Community Building			Ground Floor to 1 st Floor	905.039	2.127	905.039	2.127	
Total	532 Main Dwelling Units & 94 EWS Units			75664.398	177.863	75697.272	177.941	
Non-FAR Area in Sqm.								
				Sanctioned		Achieved		
				Basement		24979.375		24979.375
Nursery School		Ground Floor		215.467		215.467		
Mumty & Machine Room		Tower-1		320.399		320.399		

Tower-2	715.99	715.99
Tower-3	560.086	560.086
Tower-4	560.086	560.086
Tower-5	398.555	398.555
Tower-6	387.338	387.338
Tower-7	387.338	387.338
Tower-8	373.283	373.283
Tower-8A	373.283	373.283
Tower-9	319.804	319.804
EWS Block	194.460	194.460
Community Building	81.629	81.629
2 no. Guard Post & 1 no. Gate Post	--	23.98
HT Breaker Room & Meter Room	--	42.59
Transformer Mumty	--	27.36

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 Ministry of Environment, Forest and Climate Change, Government of India, Structure Stability Certificate given by Sh. Himanshu Singhal, M.Tech. (Structure), Public Health Functional reports received from Chief Engineer-I, HSVP, Panchkula and after charging the composition charges amount of ₹ 5,27,097/- 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 Ministry of Environment, Forest and Climate Change, Government of India vide No. 21-11/2020-IA.III dated 10.06.2020.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2020/161 dated 24.09.2020 of the Director General, Fire Service, Haryana, Panchkula 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 colonizer shall submit the report from Superintending Engineer (Planning), HVPNL, Panchkula regarding provisioning of electrical infrastructure alongwith valid certificate regarding registration of balance lifts within 30 days from issue of this occupation certificate.
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-699/SD(DK)/2020/_____ Dated: - _____

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

1. The Director General, Fire Service, Haryana, Panchkula with reference to his office Memo. No. FS/2020/161 dated 24.09.2020 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. 143727 dated 14.09.2020, memo no. 143758 dated 14.09.2020, memo no. 172648 dated 29.10.2020 & memo no. 172883 dated 29.10.2020.
3. Senior Town Planner, Gurugram with reference to his office memo. No. 3989 dated 22.10.2020.
4. Superintending Engineer (Planning), HVPNL, Sector-6, Panchkula in-continuation to this office endst. no. 11173 dated 29.06.2020 and compliance of condition no. 18 by the colonizer.
5. District Town Planner, Gurugram with reference to his office Endst. No. 7473 dated 17.10.2020.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer, website updation.


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