

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

Spaze Tower Pvt. Ltd.
Spazedge, Sector-47, Sohna Road,
Gurugram.

Memo No. ZP-318/JD(AS)/2020/ 13123

Dated: 27-07-2020

Whereas Spaze Tower Pvt. Ltd. has applied for the issue of an occupation certificate on 08.05.2020 in respect of the building described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 219 of 2007 dated 11.09.2007.
- Total area of the Commercial Colony measuring 2.851 acres.
- Village- Tikri, Sector-47, Gurugram.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of Floors	FAR Sanctioned	FAR Achieved
Commercial Block	Ground Floor to 8 th Floor	Area in Sqm. %	Area in Sqm. %
		15396.887 177.92	15095.953 174.45
Non-FAR Area in Sqm.			
		Sanctioned	Achieved
Basement 1		4257.757	4257.757
Basement 2		4169.873	4169.873
Basement 3		3764.868	3764.868
Terrace Floor (Mumty/Machine Room)		528.005	528.005
VCB Room		--	12.677
Guard Room		--	8.306

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 Ministry of Environment & Forests, Government of India, Structure Stability Certificate given by Sh. M.M. Quadri, M.Sc. (Structure Engineer), 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 ₹ 18,03,243/- 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 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/GMDA/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 Ministry of Environment & Forests, Government of India Vide No. 23-39/2018-IA-III dated 05.02.2020.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2020/100 dated 26.06.2020 of the Director General, Fire Service, 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 get approved the electrical Service Plan Estimates of the colony from the competent authority and shall submit the verification report from SE, HVPNL with respect to installation of electrical infrastructure in the colony in accordance with DTCP orders dated 30.10.2019 before applying for completion certificate.
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-318/JD(AS)/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/2020/100 dated 26.06.2020 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.98953 dated 06.07.2020 & memo no. 99275 dated 06.07.2020.
3. SE, HVPNL with reference to this office memo no. 26614-621 dated 30.10.2019.
4. Senior Town Planner, Gurugram with reference to his office memo. no. 1835 dated 30.05.2020.
5. District Town Planner, Gurugram with reference to his office Endst. No. 3505 dated 27.05.2020.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer, website updation.



(Narender Kumar)
District Town Planner (HQ),
For Director, Town and Country Planning,
Haryana, Chandigarh.

