

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-18-A,
Madhya Marg, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com
Website www.tcpharyana.gov.in

To

Advance India Projects Ltd.,
C/o Wellworth Projects Developers Pvt. Ltd.,
Masterpiece, Golf Course Road,
Sector-54, Gurugram.

Memo No. ZP-322-Vol.-II/AD(RA)/2021/ 32717 Dated: - 24-12-2021

Whereas Advance India Projects Ltd. C/o Wellworth Project Developers Pvt. Ltd. has applied for the issue of an occupation certificate on 09.05.2021 in respect of the building described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 249 of 2007 dated 02.11.2007.
- Total area of the Commercial Colony (under TOD Policy) area measuring 3.98125 acres.
- Sector-65, 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.	%
Retail + Multiplex	Ground Floor + 1 st to 4 th Floor	18368.142	137.388	18919.711	140.018
	Basement-1	1055.455	7.894	1061.16	7.937
	Total	19423.597	145.282	19980.871	147.955
Non-FAR area in Sqm.					
		Sanctioned		Achieved	
	Basement-1	5530.312		5524.607	
	Basement-2	6585.767		6585.767	
	Basement-3	6417.439		6394.442	
	Basement-4	6417.439		6394.442	
	Basement-5	6417.439		6394.442	
	Guard Room	0.00		8.60	
	Metre Room/HT Room	0.00		77.482	
	Service Floor	0.00		363.010	
	Total	31368.396		31742.792	

I hereby grant permission for the occupation of the said buildings, after considering Fire NOC issued by Director General, Fire Services, Haryana, Panchkula vide memo no. FS/2020/133 dated 15.06.2020, NOC for Environment clearance issued by State Environment Impact Assessment Authority, Haryana vide memo no. SEIAA/HR/2019/216 dated 30.07.2019, Structure Stability Certificate given by Sh. Ravi Shankar, M. Tech. Structure & External services report from Chief Engineer, HSVP Panchkula & Certificate of Registration of lift and after charging the composition charges amount of ₹ 21,95,840/- 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 amended Environment clearance issued by State Environment Impact Assessment Authority, Haryana vide memo no. SEIAA/HR/2019/216 dated 30.07.2019.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2020/133 dated 15.06.2020 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, Chief Inspector of Lifts & Escalators to Government Haryana, Chandigarh.
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. 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-322-Vol.-II/AD(RA)/2021/ _____ Dated: - _____

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

1. Director General, Fire Services, Haryana, Panchkula with reference to his office Memo No. FS/2020/133 dated 15.06.2020 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 the concerned Fire Officer, Gurugram will be personally responsible for any lapse/violation.
2. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 122930 dated 13.07.2021 & 123864 dated 14.07.2021.
3. Senior Town Planner, Gurugram with reference to his office memo no. 5643 dated 23.11.2021.
4. District Town Planner, Gurugram with reference to his office endst. no. 12194 dated 23.11.2021.
5. District Town Planner (Enf.), Gurugram.
6. Fire Station Officer, Gurugram with reference to his office Memo No. 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 concerned Fire Officer, Gurugram will be personally responsible for any lapse/violation.
7. Nodal Officer of Website updation.

(Amit Madhonia)

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