

REGD.

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

From

Director,
Town & Country Planning Department,
Nagar Yojna Bhawan Block-A, Sector-18A,
Madhya Marg, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com
Website www.tcpharyana.gov.in

To

M/s Countrywide Promoters Pvt. Ltd. & Ohters,
M-11, Middle Circle, Connaught Place,
New Delhi-110001.

Memo No. ZP-651/JD(NK)/2023/ 27340 Dated: - 21/08/2023

Whereas M/s Countrywide Promoters Pvt. Ltd., has applied for grant of an occupation certificate on 13.05.2019 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Faridabad: -

- License No. 62 of 2010 dated 14.08.2010.
- 11.094 acres in sector-84, Faridabad
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No of dwelling units		No. of Floors	FAR Sanctioned		FAR Achieved	
	Sanctioned	Achieved		Area Sqm.	in %	Area Sqm.	in %
Block- A & D	120	120	G + 9	9903.46	24.133	9478.32	23.097
Block-B & C	80	80	G + 9	6387.18	15.564	6158.76	15.007
Block-E & G	120	120	G + 9	12080.76	29.439	12249.64	29.85
Block-F	40	40	G + 9	3856.04	9.396	3749.48	9.137
Type-4, Villas	10	10	G +2	1887.80	4.60	2107.30	5.135
EWS Block	54	65	5 th to 9 th	1300.58	3.169	1467.55	3.576
Swimming Pool (Changing Room)			G. F.	-	-	12.95	0.032
Total	370 Main Dwelling Unit & 65 EWS units			35415.82	86.301	35224.00	85.834
Non-FAR Area in Sqm.							
				Sanctioned	Achieved		
Lower Basement				13520.74	5996.90		
Upper Basement				13520.74	5996.90		
Basement under villa no. 1 to 20				2187.848	2187.848		
Mumty & Machine Room				393.23	393.23		

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Director General, Fire Services Haryana Panchkula & Fire Station Officer, Faridabad, Environment Clearance issued by Ministry of Environment and Forests, Government of India, Structure Stability Certificate given by Ramphool Bairwa, (M.Tech, Structure), Public Health Functional reports received from Superintending Engineer (HQ), HSVP, Panchkula & 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

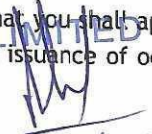
For **BPTP LIMITED**

Authorized Signatory


amount of Rs. 60,13,147/- 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 there under. 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 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 HSVPA/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 Environment Clearance issued by Ministry of Environment and Forests, Government of India Vide No. 21-314/2007-IA.III dated 04.02.2008.
11. That you shall comply with all conditions laid down in the FS/2019/224 dated 16.09.2019 issued by Director General, Fire Services Haryana Panchkula & FS/2020/10 dated 24.02.2020 and FS/2022/661 dated 16.09.2022 issued by Fire Station Officer, Faridabad 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, Sector-9, Faridabad.
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

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For BPTP LIMITED

Authorized Signatory


- 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 also get further renewed, the Environment Clearance from MOEF, if required.
 19. That you shall comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act, 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority administering the said Acts.
 20. That you shall get completed the empanelment of Structural Engineer/Supervising Engineer within 60 days from the date of issuance of occupation certificate, failing which the approval of building plans shall be withdrawn.
 21. That you shall also submit the report from SE HVPNL, Panchkula within 60 days from the issuance of this occupation certificate.
 22. Any violation of the above said conditions shall render this occupation certificate null and void.


 (T.L. Satyaprakash, IAS)
 Director General, Town and Country Planning,
 Haryana, Chandigarh.

Endst. No. ZP-651/JD (NK)/2023/_____ Dated: - _____

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

1. The Director General, Fire Services, Haryana, Panchkula with reference to his office memo no. FS/2019/224 dated 16.09.2019 and FS/2020/10 dated 24.02.2020 and FS/2022/661 dated 16.09.2022 issued by Fire Station Officer, Faridabad 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 Faridabad 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. 163266 dated 09.09.2019.
3. Superintending Engineer (HQ), HSVP, Panchkula with reference to his office memo no. 163361 dated 09.09.2019.
4. Senior Town Planner, Faridabad with reference to his office memo. No. 4356 dated 09.09.2019, memo no. 1516 dated 17.07.2020 & 940 dated 25.04.2023.
5. District Town Planner, Faridabad with reference to his office endst no. 4240 dated 30.08.2019, endst. No. 2727 dated 08.07.2020 & 1354 dated 21.04.2023.
6. Nodal Officer, website updation.


 (Lalit Bazad)
 District Town Planner (HQ),
 For Director General, Town and Country Planning,
 Haryana, Chandigarh.

FORBIDDEN LIMITED


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