

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

Swatantra Land & Finance Pvt. Ltd.,
A-71, FIEE Complex, Okhla Industrial Area Phase-11,
New Delhi-110020.

Memo No. ZP-306/AD(NK)/2022/ 5533 Dated 24-02-2022

Whereas Swatantra Land & Finance Pvt. Ltd. has applied for the issue of an occupation certificate on 13.04.2021 in respect of the buildings described below:-

DESCRIPTION OF BUILDING

City: Faridabad: -

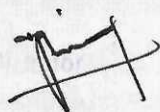
- License No. 232 of 2007 dated 10.10.2007.
- Total area of the Group Housing Colony measuring 1.09 acres.
- Sector-30-33, Faridabad.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No of dwelling units		No. of Floors	FAR Sanctioned		FAR Achieved	
	Sanctioned	Achieved		Area Sqm.	in %	Area Sqm.	in %
Tower-1	14	14	S + 7	1888.588	42.814	1871.692	42.431
Tower-2 & 3	35	35	S + 9	5317.268	120.543	5273.839	119.559
EWS Block	9	9	G + 2	246.94	5.598	236.089	5.352
Community Building	G. Floor	G+1		181.812	4.121	189.341	4.292
Convenient Shopping	G. Floor	G. Floor		18.123	0.41	22.491	0.509
Total	49 Main Dwelling Units and 09 EWS units			7652.731	173.486	7593.452	172.143
Non-FAR Area in Sqm.							
				Sanctioned		Achieved	
Stilt under tower-1, 2 & 3				936.46		993.638	
Basement (for services only)				127.409		178.806	
Guard Room and Meter Room				20.123		22.671	


I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Fire Station Officer, Faridabad, Structure Stability Certificate given by Sh. Arun Uttarwar, M.Tech (Structure), 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, sector-9, Faridabad, Haryana and after charging the composition charges amount of Rs. 3,27,459/- for the variations vis-à-vis approved building plans with following conditions: -

For Swatantra Land & Finance (P) Ltd.

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/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 of State Environment Impact Assessment Authority Haryana & MOEF.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2021/82 dated 13.05.2021 & FS/2021/141 dated 29.10.2021 of the 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, SCF-9, 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 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.
19. That you shall abide by the decision of NGT or NCRPB given in the NCZ matter in future.


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

Endst. No. ZP-306/AD(NK)/2022/

Dated _____

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

1. The Director General, Fire Services, Haryana Panchkula with reference to Fire Station Officer, Faridabad office Memo. No. FS/2021/82 dated 13.05.2021 & FS/2021/141 dated 29.10.2021 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, as HSVP has released the necessary funds.
2. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 116961 dated 05.07.2021 & 116959 dated 05.07.2021.
3. Senior Town Planner, Faridabad with reference to his office memo. No.1643 dated 20.07.2021.
4. District Town Planner, Faridabad with reference to his office Endst. No. 3318 dated 14.07.2021.
5. Fire Station Officer, Faridabad with reference to his office memo No. FS/2021/82 dated 13.05.2021 & FS/2021/141 dated 29.10.2021.
6. Nodal Officer, website updation.

For Swatantra Land & Finance (P) Ltd.

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

Ag. Director
