

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

To

VSR Infratech Pvt. Ltd.,  
C/o AMD Estates & Developers Pvt. Ltd.,  
Plot No. 14, Ground Floor, Sector-44,  
Institutional Area, Gurugram.

Memo No. ZP-744/SD(DK)/2021/ 3843 Dated: - 17-02-2021

Whereas VSR Infratech Pvt. Ltd. C/o AMD Estates & Developers Pvt. Ltd. has applied for the issue of an occupation certificate on 16.07.2020 in respect of the building described below: -

DESCRIPTION OF BUILDING


City: Gurugram: -

- Licence No. 72 of 2011 dated 21.07.2011.
- Total area of the Commercial Colony measuring 2.968 acres.
- Sector-114, 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.	%
Commercial Block	Lower Ground Floor to 1 <sup>st</sup> Floor and 3 <sup>rd</sup> Floor to 8 <sup>th</sup> Floor	21379.442	177.99	18633.808 (after exclusion of 2 <sup>nd</sup> Floor)	155.139
Non-FAR Area in Sqm.					
		Sanctioned		Achieved	
Lower Ground Floor		4991.833		5556.542	
Service Floor		1772.306		1772.306	
Basement-1		7388.271		7249.767	
Basement-2		7925.941		7796.021	
<b>Total</b>		<b>22078.351</b>		<b>22374.636</b>	
<b>Total built-up area (18633.808 + 22374.636)</b>				<b>41008.444</b>	

I hereby grant permission for the occupation of the said buildings, after considering Fire NOC issued by Director General, Fire Service, Haryana, Panchkula, NOC from Environment issued by State Environment Impact Assessment Authority Haryana, Panchkula, Structure Stability Certificate given by Sh. Vinod Kumar Jain, M.Tech. (Structure), Public Health Functional report from Chief Engineer-I, HSVP, Panchkula & Certificate of Registration of lift and after charging the composition charges amount of ₹ 18,24,478/- 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

  
Director  
Town & Country Planning  
Haryana, Chandigarh

- 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 State Environment Impact Assessment Authority Haryana, Panchkula vide No. SEIAA/HR/2013/137 dated 28.05.2013 & SEIAA/HR/2020/298 dated 22.07.2020.
  11. That you shall comply with all conditions laid down in the Memo. No. FS/2020/152 dated 19.09.2020 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 you shall submit the report from Superintending Engineer (Planning), HVPNL, Panchkula regarding provisioning of electrical infrastructure within 30 days from issue of this occupation certificate.
  19. That you shall comply with the orders of Hon'ble HRERA in the complaint of Sh. Gaurav Gupta.

20. 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-744/SD(DK)/2021/\_\_\_\_\_ Dated: - \_\_\_\_\_

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

1. Director General, Fire Service, Haryana, Panchkula with reference to his office Memo No. FS/2020/152 dated 19.09.2020 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 Fire Officer, Gurugram will be personally responsible for any lapse/violation.
2. Chief Engineer-I, HSVP, Panchkula with reference to his office Memo No. 154444 dated 30.09.2020 & memo no. 154749 dated 30.09.2020.
3. Senior Town Planner, Gurugram with reference to his office memo. No. 3585 dated 28.09.2020.
4. District Town Planner, Gurugram with reference to his office Endst. No. 6626 dated 19.09.2020.
5. District Town Planner (Enf.), Gurugram.
6. Nodal Officer of Website updation.

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