

REGD.

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

From

Director,
Town & Country Planning Department,
Haryana, SCO-71-75, Sector-17-C, Chandigarh.
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To

Raj Kiran Pvt. Ltd. and others,
in collaboration with Chintels India Ltd.,
A-11, Kailash Colony, New Delhi-110048.

Memo No. ZP-353/AD(RA)/2019/ 19185

Dated: 09-08-2019

Whereas Raj Kiran Pvt. Ltd. and others in collaboration with Chintels India Ltd. has applied for the issue of an occupation certificate on 10.05.2019 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 250 of 2007 dated 02.11.2007 & Licence No. 50 of 2012 dated 17.05.2012.
- Total area of the Group Housing Colony measuring 20.169 acres.
- Sector-109, Gurugram Manesar Urban Complex.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No of dwelling units sanctioned	No of dwelling units achieved	No. of Floors	FAR Sanctioned		FAR Achieved	
				Area in Sq.m.	%	Area in Sq.m.	%
Tower-1 (Pocket-A)	48	48	Ground Floor to 25 th Floor	11732.82	14.375	11322.73	13.872
Tower-2 (Pocket-A)	50	50	Ground Floor to 26 th Floor	9450.19	11.578	9198.37	11.270
Tower-3 (Pocket-A)	104	104	Ground Floor to 28 th Floor	15856.19	19.427	15379.84	18.843
Tower-4 (Pocket-A)	104	104	Ground Floor to 28 th Floor	15856.19	19.427	15379.84	18.843
Tower-5 (Pocket-A)	104	104	Ground Floor to 28 th Floor	15856.19	19.427	15379.84	18.843
EWS Block	74	74	Ground Floor to 3 rd Floor	1651.19	2.023	1647.67	2.019
Community Building			Ground Floor to 1 st Floor	946.93	1.160	1000.19	1.225
Convenient Shopping Community Building			Ground Floor	207.713	0.254	207.713	0.254
Total	410 Main Dwelling Unit & 74 EWS Units			71557.413	87.671	69516.193	85.169
Non-FAR Area in Sq.m.							
				Sanctioned		Achieved	
Lower Basement				16994.98		16593.56	
Upper Basement				16086.80		14491.82	
Total				33081.78		31085.38	

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, Environment Clearance issued by State Environment Impact Assessment Authority, Haryana, Panchkula, Structure Stability Certificate given by Sh. R.K. Singh, 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, Haryana and after charging the composition charges

amount of ₹ 66,93,692/- 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 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 HUDA 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 HUDA/State Government as per their scheme.
5. That in case some additional structures are required to be constructed as decided by HUDA 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 Clearances issued by State Environment Impact Assessment Authority, Haryana, Panchkula vide No. SEIAA/HR/2013/1079 dated 23.10.2013.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2019/145 dated 25.06.2019 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, Electrical Inspectorate, Haryana, HUDA 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. Any violation of the above said conditions shall render this occupation certificate null and void.



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