

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO 71-75, Sector 17C, Chandigarh

Phone:0172-2549349; e-mail:tcphry@gmail.com

http://tcpharyana.gov.in

Regd.

To

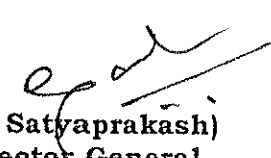
Swiftrans International Pvt. Ltd.
9th Floor, SAS Tower, Sector 38,
Gurugram.

Memo No. LC-965-PA(B)/2018/ 6452 Dated: 19-02-18

Subject: **Renewal of licence No. 1 of 2012 dated 12.01.2012.**

Please refer to your application dated 09.01.2018 on the matter cited as subject above.

2. Licence No. 1 of 2012 dated 12.01.2012, granted for setting up of group housing colony on the land measuring 10.343 acres in Sector 24, Dharuhera, Distt. Rewari is hereby renewed upto **11.01.2020** on the same terms & conditions laid down therein.
3. This renewal will not tantamount to certification of satisfactory performance of the applicant entitling him for further renewal of license.
4. Construction of community sites shall be completed in accordance with the provisions of Section 3(3)(a)(iv) of Act 8 of 1975.
5. Delay in allotment of EWS flats, if any shall be got compounded as per policy dated 16.08.2013.
6. The BGs on account of IDW shall be got revalidated well before their expiry.



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

Endst. No. LC-965-PA(B)/2018/

Dated:

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

- i. Chief Administrator, HUDA, Panchkula.
- ii. Senior Town Planner, Gurugram.
- iii. Website Administrator with a request to update the status of renewal of license on the website of the Department.
- iv. District Town Planner, Rewari.
- v. Chief Account Officer of this Directorate.


(Rajesh Kaushik)
Distt. Town Planner (HQ)
For Director General, Town & Country Planning
Haryana, Chandigarh

REGD.

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

From

Director General,
Town & Country Planning Department,
Haryana, SCO-71-75, Sector-17-C, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana6@gmail.com
Website www.tcpharyana.gov.in

To

Swiftrans International Pvt. Ltd.,
9th Floor, SAS Tower, Sector-38,
Gurugram.

Memo No. ZP-774/SD(BS)/2018/

7076

Dated: - 27-02-2018

Whereas Swiftrans International Pvt. Ltd. has applied for the issue of an occupation certificate on 20.01.2017 & 05.06.2017 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Dharuhera: -


- Licence No. 1 of 2012 dated 12.01.2012.
- Total area of the Group Housing Colony measuring 10.343 acres.
- Sector-24, Dharuhera.
- 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	
			Area in Sqm.	%	Area in Sqm.	%
Tower-A1, A2, A6, A7 & A8	360	Ground Floor to 12 th Floor	71715.74	175.00	32618.75	79.596
EWS Block	64	Ground Floor to 3 rd Floor	71715.74	175.00	1624.29	3.964
Non-FAR Area in Sqm.						
Basement-1			26865.23		27243.17	

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, Structure Stability Certificate given by Sh. Maqsd E Nazar, M-Tech. (Structure), Public Health Functional reports received from Superintending Engineer (HQ), HUDA, Panchkula & Chief Engineer-I, HUDA, 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 ₹ 14,22,780/- 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 clearance issued by State Environment Impact Assessment Authority, Haryana Vide No. SEIAA/HR/2015/187 dated 20.02.2015.

11. That you shall comply with all conditions laid down in the Memo. No. DFS/Supdt/2018 /724/3094 dated 15.01.2018 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.


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

Endst. No. ZP-774/SD(BS)/2018/_____

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. DFS/Supdt/2018/724/3094 dated 15.01.2018 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 concerned Fire Officer will be personally responsible for any lapse/violation.
2. Chief Engineer-I, HUDA, Panchkula with reference to his office memo no. 84507 dated 12.05.2017 & memo no. 232463 dated 07.12.2017.
3. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 40876 dated 07.03.2017 & memo no. 177589 dated 22.09.2017.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 2279 dated 01.05.2017 & memo no. 7122 dated 24.11.2017.
5. District Town Planner, Rewari with reference to his office memo. No. 865 dated 05.04.2017 & memo no. 4916 dated 22.11.2017.
6. Nodal Officer, website updation.

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

Date: 05-06-2017

To,

The Director General,
Directorate of Town & Country Planning
SCO No. 71-75, 2nd Floor, Sector-17C,
Chandigarh.

OC letter for pha

Subject: **Occupancy Certificate of Tower No. A-3, A-4, A-5, B, B1, Basement, Community Building, Commercial Building & Tower C (EWS) of License No. 01 of 2012 (LC No. 965) issued in favour of M/s Swiftrans International Pvt. Ltd & Upcountry Land & Projects Pvt. Ltd. for development of Residential Colony on 10.343 acres of land situated at Village Garhi Alawalpur, Tehsil Dharuhera and District Rewari, Haryana.**

Sir,

We are applying for Occupancy Certificate of Tower No. A-3, A-4, A-5, B, B1, **Basement, Community Building, Commercial Building & Tower C (EWS)** along with requisite documents.

You are requested to give us Occupancy Certificate.

Thanking you,

Yours Faithfully
For **M/s Swiftrans International Pvt. Ltd.**

Bufts

Authorised Signatory

Authorized Signatory

SA
5/6/17

- Encl.: 1. 3 sets of Building Plan
2. 3 Sets of Service Plan Estimates
3. Form BRV (2), BR IV (B)
4. Environmental Clearance
5. Renewed License Copy
6. Labour Cess Deposit Received Letter.

SWIFTRANS INTERNATIONAL PVT. LTD.

CIN No.: U45433DL1998PTC094557

Corp. Office : 9th Floor, SAS Tower, Near Medicity, Sector-38, Gurgaon-122001, Haryana, INDIA

Phone : +91-124-4988988 (100 Lines), 4143440/41/42, Fax : +91-124-4143443

E-mail : info@avalongroup.in • Website : www.avalongroup.in

**Office of the
Chief Electrical Inspector to Govt., Haryana
SCO 85-86, Sector -17-D, Chandigarh (e-mail: cei_goh@yahoo.com).
Telephone No. 0172-2704090 Fax No. 0172-2710171**

To

M/s Swittrans International Pvt. Ltd.(Avalon Rangoli),
Sector 24, Village Garhi Alawalpur,
Dharuhera, Rewari

CEI - Approval of d

Memo No: D/109/CH-2

Dated: 31/5/17


**Sub: Approval of drawing for M/s Swittrans International Pvt. Ltd.(Avalon Rangoli), Sector 24,
Village Garhi Alawalpur, Dharuhera, Rewari.**

<<<◇>>>

Reference your office memo No. nil dated 27.05.2017 on the subject noted above. The single line diagram for installation comprising of 3x2000KVA 11/0.433KV T/Fs and 2x600KVA, 1x400KVA DG sets of the subject cited applicant is hereby approved subject to the following :-

1. Relevant provisions of "Central Electricity Authority (Measures relating to Safety and Electric Supply) Regulations, 2010" will be complied with.
2. The generation/transmission/distribution/trading/consumption/captive use of electricity will be made after necessary approval of competent Authority prescribed in the Electricity Act 2003 and the Electricity Rules 2005. A copy of relevant approval be furnished while offering inspection of the installations.
3. Various Electrical equipment will be placed / installed as per National Building Code and others prevalent practices.
4. All LV/MV panels will be placed inside enclosures at safe place.
5. The energy meter will be installed at the main gate of the premises.
6. The 11KV VCB will have breaking capacity of 350 MVA/18.3 KA.
7. Neutral point and body of transformers be provided two separate and distinct earths with copper / GI strip as per IS: 3043-1987.
8. The work will be executed as per approved drawing.

DA/Approved Drawing


Chief Electrical Inspector
to Govt., Haryana, Chandigarh.

CC: The Executive Engineer Electrical Inspectorate Haryana, Gurugram.