

REGD.

FORM BR-VIII
(See Code 23(2), (4) and (5))
Form of Occupation Certificate

From

Director General,
Town & Country Planning Department,
Haryana, Chandigarh.
SCO-71-75, Sector-17-C, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana4@gmail.com
Website www.tcpharyana.gov.in

To

Sh. Tejpal & others,
C/o Vatika Ltd.,
Vatika Tringle, 7th Floor, Sushant Lok-I,
Block-A, MG Road,
Gurgaon-122002.

Memo No. ZP-678/SD(BS)/2016/ 24071.

Dated:- 03-11-2016

Whereas Sh. Tejpal & others C/o Vatika Ltd. has applied for the issue of an occupation certificate in respect of the buildings described below, after considering Fire NOC issued by Director, Fire Services, Haryana, NOC from MOEF, Structure Stability Certificate given by Sh. Lokesh Kumar Tyagi, M. Tech (Structure), Public Health Functional report from SE, HUDA, CA, HUDA & Certificate of Registration of lift, I hereby grant permission for the occupation of the said buildings after charging the composition charges amounting to ₹ 4,68,040/- 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 space 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 be fully responsible for supply of water as per norms till such time the colony is handed over after final completion. Till a regular piped supply is made available to the colony by HUDA, as agreed by you, you shall bring the potable water through tankers. Further, you will not charge extra charges from allottees more than the charges levied by HUDA for providing the water. You shall apply for water connection within 15 days, whenever the regular piped supply line is laid by HUDA upto colony.
4. That you shall be solely responsible for disposal of sewerage and storm water of your colony till such time these services are made available by HUDA/State Government as per their scheme.
5. That you shall obtain the connection for disposal of sewerage and drainage from HUDA within 15 days after laying the services to the point of external services on payment of prescribed fee and charges including the cost of such connection. You shall also maintain the internal services to the satisfaction of the Director till the colony is handed over after granting final completion.
6. 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.
7. That you shall maintain roof top rain water harvesting system properly and keep it operational all the time.
8. The basements and stilt shall be used as per provisions of approved zoning plan and building plans.
9. That the outer facade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
10. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
11. That you shall comply with all the stipulations mentioned in the Government of India, Ministry of Environment & Forests Vide No. 384/SEIAA(H)/2011-IA.III dated 06.07.2011.
12. That you shall comply with all the conditions laid down in the Memo No. DFS/FA/368/2016/35755 dated 29.04.2016 of the Director, Haryana Fire Services, Haryana, Panchkula with regard to fire safety measures.
13. 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, Gurgaon.
14. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
15. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.
16. That you shall impose a condition in the allotment/possession letter that the allottee shall used Light-Emitting Diode lamps (LED) for internal lighting, so as to conserve energy.
17. 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.
18. 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.

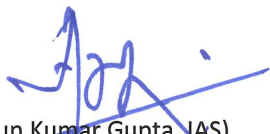
19. Any violations of this condition shall render this occupation certificate null and void.

DESCRIPTION OF BUILDING

City: Gurgaon:-

- Licence No. 110 of 2010 dated 29.12.2010.
- Total area of the Commercial Site measuring 2.961 acres.
- Sector-82-A, Gurgaon Manesar Urban Complex.
- Occupation certificate is granted for following buildings as per following details:-

Tower/ Block No.	Sanctioned Height (Area in metres)	Constructed Height (Area in metres)	No. of Floors	FAR Sanctioned		FAR Achieved	
				%	Area in Sqm.	%	Area in Sqm.
Block-A	13.75	13.75	Ground + 1 st Floor to 2 nd Floor	22.313	2673.681	22.267	2668.248
Block-B	13.75	13.75	Ground + 1 st Floor to 2 nd Floor	18.193	2180.05	18.327	2196.064
Block-C	13.75	13.75	Ground+ 1 st Floor to 2 nd Floor	17.181	2058.77	17.250	2066.963
				57.687	6912.501	57.844	6931.275
Basement-1				6709.948		6709.948	
Basement-2				6974.509		6974.509	
Basement-3				6279.919		6279.919	


(Arun Kumar Gupta, IAS)
Director General, Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-678/SD(BS)/2016/_____

Dated:-_____

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

1. The Director, Haryana Fire Services, Haryana Panchkula with reference to his office Memo No. DFS/FA/368/2016/35755 dated 29.04.2016 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 Gurgaon for the high-rise buildings and concerned Fire Officer will be personally responsible for any lapse/violation.
2. CA, HUDA, Panchkula with reference to his office memo no. 3269/6655 dated 16.03.2016 & memo no. 79250 dated 28.09.2016.
3. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 66/3009 dated 08.02.2016 & memo no. 346 dated 03.07.2016.
4. Senior Town Planner, Gurgaon with reference to his office memo. No. 634 dated 02.05.2014 & memo no. 709 dated 25.05.2016.
5. District Town Planner, Gurgaon with reference to his office Endst. No. 1996 dated 25.04.2016.
6. District Town Planner (Enf.), Gurgaon.
7. Nodal Officer, Website updation.
8. Executive Engineer, Electrical Inspectorate, Haryana, Block C-2, Sushant Lok-I, HUDA Primary School Building Gurgaon.
9. Ministry of Environment & Forests Government of India (IA.III Division), Paryavaran Bhawan, CGO Complex, Lodi Road, New Delhi-110003.
10. Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana, HUDA Primary School Building, Block-C-2, Sushant Lok-I, Gurgaon.
11. Sh. Lokesh Kumar Tyagi, M. Tech (Structure), 10/14, Subhash Nagar, New Delhi-110027.

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