

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: tcpharyana3@gmail.com  
Website www.tcpharyana.gov.in

To

Vatika Ltd.,  
Vatika Tringle, Sushant Lok-I,  
Block-A, MG Road,  
Gurgaon.

Memo No. ZP-740/SD(BS)/2016/ 18495

Dated:- 11/9/2016

Whereas 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, Structure Stability Certificate given by Sh. Utpal Santra, BCE, MCE (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 ₹ 4,89,962/- 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 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 Environment clearance issued by State Environment Impact Assessment Authority, Haryana Vide No. SEIAA/HR/2013/599 dated 04.09.2013.
12. That you shall comply with all conditions laid down in the Memo. No. DFS/FA/2015/225/48909 dated 28.08.2015 & DFS/FA/390/2016/51016 dated 01.07.2016 of the Director, Haryana Fire Service, Haryana, Panchkula and Memo No. MCG/FS/SFSO/2016/2494 dated 18.08.2016 of the Commissioner, Municipal Corporation, Gurgaon 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 use 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 violation of the above said conditions shall render this occupation certificate null and void.

**DESCRIPTION OF BUILDING**

City: Gurgaon:-

- Licence No. 113 of 2008 dated 01.06.2008, Licence No. 71 of 2010 dated 15.09.2010, Licence No. 62 of 21011 dated 05.07.2011 & Licence No. 76 of 2011 dated 07.09.2011.
- Total area of the Group Housing Colony measuring 12.83 acres.
- Sector-83, Gurgaon Manesar Urban Complex.
- Occupation certificate is granted for following tower as per following details:-

Tower/ Block No.	No. of Dwelling Units	No. of Floors	FAR Sanctioned		FAR Achieved	
			%	Area in Sqm.	%	Area in Sqm.
Tower-B1 & B2	48	Ground Floor, 1 <sup>st</sup> Floor to 3 <sup>rd</sup> Floor	11.853	6154.226	11.878	6167.09
Tower-B3	24	Ground Floor, 1 <sup>st</sup> Floor to 3 <sup>rd</sup> Floor	5.938	3082.997	5.941	3084.613
Tower-E	120	Ground Floor/ Stilt, 1 <sup>st</sup> Floor to 15 <sup>th</sup> Floor	31.110	16152.825	31.110	16152.825
Tower-N	150	Ground Floor/ Stilt, 1 <sup>st</sup> Floor to 15 <sup>th</sup> Floor	39.297	20403.456	39.297	20403.456
Tower-S	168	Ground Floor, 1 <sup>st</sup> Floor to 7 <sup>th</sup> Floor	25.695	13341.367	25.695	13341.367
Tower-W	91	Ground Floor, 1 <sup>st</sup> Floor to 15 <sup>th</sup> Floor	25.407	13191.739	25.407	13191.739
EWS	123	Ground Floor, 1 <sup>st</sup> Floor to 4 <sup>th</sup> Floor	7.307	3794.064	7.307	3794.064
Convenient Shopping		Ground Floor	0.480	249.320	0.480	249.320
Total			147.087	76369.994	147.115	76384.474
Lower Basement				14114.086		14114.086
Upper Basement				13696.106		13696.106

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

Endst. No. ZP-740/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/2015/225/48909 dated 28.08.2015 & DFS/FA/390/2016/51016 dated 01.07.2016 and Commissioner, Municipal Corporation, Gurgaon w.r.t. his office Memo No. MCG/FS/SFSO/2016/2494 dated 18.08.2016 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. 14864 dated 20.11.2015 and memo no. 3275/6658 dated 16.03.2016.
3. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 74/3388 dated 11.02.2016 and memo no. 44547 dated 10.08.2016.
4. Senior Town Planner, Gurgaon with reference to his office memo. No. 138 dated 31.05.2016.
5. District Town Planner, Gurgaon with reference to his office Endst. No. 2391 dated 19.05.2016.
6. District Town Planner (Enf.), Gurgaon.
7. Nodal Officer, website updation.
8. Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana, HUDA Primary School Building, Block-C-2, Sushant Lok-I, Gurgaon.
9. Sh. Utpal Santra, BCE, MCE (Structure), 1516, Rajdanga Main Road, Kolkata-700107.

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