

REGD.

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

From

Director General,
Town & Country Planning Department,
Nagar Yojana Bhavan, Plot No. 3, Block-A,
Sector-18-A, Madhya Marg, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com,
Website www.tcpharyana.gov.in

To

Landscape Structure Pvt. Ltd. & others,
C/o Tata Housing Development Company Ltd.,
3, Ground Floor, Naurang House,
21, Kasturba Gandhi Marg,
New Delhi-110001.

Memo No. ZP-540-Vol-II/JD(RD)/2020/ 1522 Dated:- 17-01-2020

Whereas Landscape Structure Pvt. Ltd. & others C/o Tata Housing Development Company Ltd. has applied for grant of an occupation certificate on 04.11.2019 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 155 of 2008 dated 14.08.2008 & Licence No. 200 of 2008 dated 08.12.2008.
- Total area of the Group Housing Colony measuring 36.2515 acres.
- Sector-72, Gurugram.
- 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.	%
Executive Floor Type-2 (7-16) (10 Nos.)	30	Ground floor to 3 rd Floor	9894.20	6.754	9913.69	6.767
Executive Apartment Type-2 (EA-2)	11	Ground floor to 11 th Floor	2973.161	2.030	2973.555	2.030
Total	41		12867.361	8.784	12887.245	8.797
Non-FAR in Sqm.						
Basement (Parcel-B)			9047.639		5807.86	

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. Ravi Shankar, M. Tech. (Structure Engineer), Public Health Functional reports received from Chief Engineer-I, HSVP, Panchkula and Certificate of Registration of lift issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana and after charging the composition charges amount of ₹ 6,90,137/- 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 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 HSVPA/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 Environment clearance issued by State Environment Impact Assessment Authority Haryana Vide No. SEIAA/HR/2011/38 dated 19.01.2011.
 11. That you shall comply with all conditions laid down in the FS/2019/225 dated 16.09.2019 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, 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 used 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. You have obtained the Environment Clearance from State Environment Impact Assessment Authority Haryana, Government of Haryana which is issued vide No. SEIAA/HR/2011/38 dated 19.01.2011 for total built up area of 348785.83 Sqm. against the total sanctioned area of the project which is 401303.292 Sqm. (as per building plans sanctioned vide memo no. 16568 dated 28.07.2014). You have stated that you have already applied for getting amended Environment Clearance on 13.01.2020 for the said area. This occupation certificate is granted for an area measuring 18695.105 sqm. subject to the condition that you shall obtain the amended Environment Clearance before applying the occupation certificate of community sites or before applying of completion certificate of the colony whichever is earlier.
19. Any violation of the above said conditions shall render this occupation certificate null and void.

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

Endst. No. ZP-540-Vol-II/JD(RD)/2020/_____ Dated: -_____

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

1. Member Secretary, State Level Environment Impact, Assessment Authority Haryana, Panchkula w.r.t. NOC issued vide no. SEIAA/HR/2011/38 dated 19.01.2011 and compliance of condition no. 18 by colonizer.
2. The Director General, Fire Services, Haryana, Panchkula with reference to his office memo no. FS/2019/225 dated 16.09.2019 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.
3. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 222382 dated 12.12.2019 & memo no. 222998 dated 13.12.2019.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 528 dated 01.01.2020 for monitoring of issue mentioned at Sr. No. 18 regarding amended Environment Clearance and its compliance.
5. District Town Planner, Gurugram with reference to his office endst. no. 12508 dated 29.12.2019 for monitoring of issue mentioned at Sr. No. 18 regarding amended Environment Clearance and its compliance.
6. Nodal Officer, website updation.
7. RK (Colony Branch) to place this copy in concerned license file LC-1796 and LC-2005.

(Sanjay Kumar)
District Town Planner (HQ),
For: Director General, Town and Country Planning,
Haryana, Chandigarh.