

REGD.

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

From

Director,
Town & Country Planning Department,
Haryana, Chandigarh.
SCO-71-75, Sector-17-C, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
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To

Sonika Properties Pvt. Ltd. & others,
Suncity Projects Pvt. Ltd.,
Suncity Business Park Tower,
✓ 2nd Floor, Golf Course Road,
Sector-54, Gurugram-122002.

Memo No. ZP-647-Vol.-I/AD(NK)/2019/ 2284 Dated:- 24-01-2019

Whereas Sonika Properties Pvt. Ltd. & others has applied for the issue of an occupation certificate on dated 28.08.2018 in respect of the buildings described below:-

DESCRIPTION OF BUILDING

City: Rohtak: -

- Licence No. 65 of 2010 dated 21.08.2010.
- Total area of the Group Housing Colony measuring 14.813 acres.
- Sector-36A, Rohtak.
- Indicating description of building, covered area, towers, nature of building etc:-

Tower/ Block No.	No. of Dwelling Units Sanctioned	No. of Dwelling Units Achieved	G+ (achieved)/ Height	FAR Sanctioned		FAR Achieved	
				Area in Sqm.	%	Area in Sqm.	%
Tower-T7	90	90	G+14	9846.97	16.43	9846.97	16.43
Tower-T8	90	90	G+14	9846.97	16.43	9846.97	16.43
Tower-T9	90	90	G+14	9846.97	16.43	9846.97	16.43
Tower-T14	24	24	G+2	2757.63	04.60	2747.05	04.58
Tower-T16(EWS) 3 rd to 5 th floor	84	84	G+5(G+2 O.C. already granted)	1917.92	03.20	1917.92	03.20
Total	---	---	---	34216.46	57.09	34205.88	57.07
Tower-T16(Shopping	--	--	G. Floor	291.797	0.487	293.042	0.489
Basement	Non FAR Area			9025.911	---	9025.911	---
Mumty & M. Room	Non FAR Area			353.148	---	353.148	---
Total Covered Area				43887.316		43877.981	

* Detail of area for which O. C. already granted vide this office memo dated 09.07.2018

O. C. already granted for Tower T2, T3, T10, T11, T12, T16 & Covd. Terrace	442	442	-	38475.69	64.268	38528.879	64.272
Basement	Non FAR Area			32819.775	---	18118.638	---

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Director, Fire Services, Haryana, Panchkula vide Memo No. FS/2018/140 dated 08.10.2018, Environment Clearance issued by State Environment Impact Assessment Authority, Department of Environment, Haryana, Chandigarh, Structure Stability Certificate given by Sh. Padam Kumar, M.E. Civil (Str.) for Building Tower-T7, T8, T9, T14, T16(EWS), T17(Convenient Shopping) & Part Basement, Public Health Functional reports received from Superintending Engineer (HQ), HSVP, Panchkula issued vide memo. No. 224585 dated 15.11.2018 & Chief Engineer-I, HSVP, Panchkula issued vide memo. No. 224901 dated 15.11.2018 & Certificate of Registration of lift issued by Inspector of Lifts-cum-Executive Engineer, Chief Electrical Inspector to Govt. of Haryana, Chandigarh and after already depositing the composition charges amount of **Rs.1,18,733/-** 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 license.
2. That you shall abide by the provisions of Haryana Apartment Ownership Act, 1983 and Rules framed there under. 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 HSVP/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, Panchkula Vide No. SEIAA/HR/2013/448 dated 12.07.2013.

11. That you shall comply with all conditions laid down in the Memo No. FS/2018/140 dated 08.10.2018 issued by Director, Fire Services, Haryana, Panchkula.
12. You shall comply with all the conditions laid down in Form-D issued by Inspector of Lifts-cum-Executive Engineer, For Chief Inspector of Lifts & Escalators to Govt. Haryana, Chandigarh.
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.

Endst. No. ZP-647-Vol.-I/AD(NK)/2019/_____ Dated: - _____

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

1. Director, Fire Services, Haryana, Panchkula with reference to his office Memo No. FS/2018/140 dated 08.10.2018.
2. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 224901 dated 15.11.2018.
3. Superintending Engineer (HQ), HSVP, Panchkula with reference to his office memo no. 224585 dated 15.11.2018.
4. Senior Town Planner, Rohtak with reference to his office memo. No. 6376 dated 05.12.2018.
5. District Town Planner, Rohtak with reference to his office Endst. No. 4588 dated 16.11.2018.
6. Nodal Officer, website updation.

District Town Planner (HQ),
For Director, Town and Country Planning,
Haryana, Chandigarh