

REGD.

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

From

Director,
Town & Country Planning Department,
Haryana, SCO-71-75, Sector-17-C, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com
Website www.tcpharyana.gov.in

To

Sh. Anumod Sharma & others
In collaboration with Experion Developers Pvt. Ltd.,
1st India Place, 1st Floor, Block-B,
Sushant Lok-I, M.G. Road,
Gurugram-122002.

Memo No. ZP-757-Vol-II/AD(RA)/2019/1199 Dated: - 15-01-2019

Whereas Sh. Anumod Sharma & others in collaboration with Experion Developers Pvt. Ltd. has applied for the issue of an occupation certificate on 20.09.2018 in respect of the building described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- License no 63 of 2008 dated 20.03.2008 and License no 92 of 2012 dated 30.10.2010.
- Total area of the Commercial Colony measuring 3.95 acres.
- Sector-15-Part-II, Gurugram.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of Floors	FAR Sanctioned		FAR Achieved	
		Area in Sqm.	%	Area in Sqm.	%
Commercial	Ground Floor to 12 th Floor + existing area	29537.361	187.67	29040.88	181.67
NON FAR AREA IN SQM.					
Basement -1		6810.939		6810.939	
Basement -2		5358.280		5358.280	
Basement -3		4343.650		4343.650	
Total		16512.869		16512.869	

I hereby grant permission for the occupation of the said buildings, after considering Fire NOC issued by Director General, Fire Services, Haryana Panchkula, NOC from Environment issued by State Environment Impact Assessment Authority Haryana, Structure Stability Certificate given by Sh. Puneet Kumar, Public Health Functional report from SE, (HQ) HSVP Panchkula, Chief Engineer, HSVP Panchkula & Certificate of Registration of lift and after charging the composition charges amount of ₹ 5,07,435/- 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 spaces 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 State Environment Impact Assessment Authority, Haryana Memo No. SEIAA/HR/2012/132 dated 11.07.2012.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2018/168 dated 21.11.2018 of the Director General, Fire Service, 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, Chief Inspector of Lifts & Escalators to Government 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 & Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-757-Vol-II/AD(RA)/2019/ _____ Dated: - _____

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

1. Director General, Fire Service, Haryana, Panchkula with reference to his office Memo No. FS/2018/168 dated 21.11.2018 of 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 the Fire Officer, Gurugram will be personally responsible for any lapse/violation, as HSVP has released the necessary funds.
2. Chief Engineer-I, HSVP, Panchkula with reference to his office Memo No. 252958 dated 28.12.2018.
3. Superintending Engineer (HQ), HSVP, Panchkula with reference to his office memo no. 217902 dated 02.11.2017.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 8248 dated 16.11.2018.
5. District Town Planner, Gurugram with reference to his office Endst. No. 11809 dated 29.10.2018.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer of Website updation.

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

REGD.

FORM BR-VII

(See Code 4.10(2), (4) and (5))
Form of Occupation Certificate

From

Director,
Town & Country Planning Department,
Haryana, Nagar Yojna Bhawan, 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

Sh. Anumod Sharma & others
in collaboration with Experion Developers Pvt. Ltd
1st India Place, 1st Floor, Block-B, Sushant Lok-I,
M.G. Road, Gurugram-122002.

Memo No. ZP-757-Vol.-II/AD(RA)/2022/ 15704 Dated: - 31-05-2022

Subject:- Grant of occupation certificate for Banquet Hall falling in the Commercial Colony area measuring 3.95 acres (Licence no. 63 of 2008 dated 20.03.2008 & Licence no. 92 of 2010 dated 30.10.2010) in Sector -15, Gurugram Manesar Urban Complex developed by Sh. Anumod Sharma & others in collaboration with Experion Developers Pvt. Ltd.

Please refer to your application dated 15.03.2021 and subsequent letter dated 17.08.2021 & 19.04.2022 on the matter as subject cited above.

2. The request made vide above referred application to grant occupation certificate for the Banquet Hall constructed in above said Commercial Colony has been examined and before considering the same, comments of field offices were sought.

3. Whereas, Additional Chief Engineer (HQ), HSVP, Panchkula vide memo no. 99425 & 99454 dated 07.06.2021 has confirmed that public health services (Internal & External) with respect to the applied buildings and site area have been got checked and found laid at site. The services include water supply, sewerage, SWD, roads, street lighting, Horticulture and storm water. Further, rain water harvesting system is in place and functional. Senior Town Planner, Gurugram vide memo no. 2519 dated 01.06.2021 has intimated about the variations made at site vis-à-vis approved building plans.

4. Sh. Navneet Kumar has also confirmed about Structural Stability of building as per certificate issued vide dated 18.04.2022.

5. Further, NOC regarding Fire Safety installations has been issued by Fire Station Officer, Gurugram vide memo no. FS/2021/7 dated 08.06.2021.

6. On the basis of above said reports and receipt of composition fees amounting ₹ 4,31,57,430/- on account of violations committed at site and other requisite documents on 19.04.2022, I hereby grant permission to occupy the buildings described below:-

Tower/ Block No.	No. of Floors	FAR Sanctioned			FAR Achieved		
		Area Sqm.	in	%	Area Sqm.	in	%

Banquet Hall	Ground + 1 st Floor	938.39	5.87	1336.455	8.36
	Total	12374.22	5.87	12310.326	8.36
Non-FAR area in Sqm.					
		Sanctioned		Achieved	
Basement-1		3940.301		3940.301	
Basement-2		4079.504		4079.504	
Mumty & Machine Room		165.736		129.87	
Total		8185.541		8149.675	

7. The occupation certificate is being issued subject to the following conditions:-

- i. The building shall be used for the purposes for which the Occupation Certificate is being granted. Any violations of this condition shall render this Occupation Certificate null and void.
- ii. That you shall be fully responsible for supply of water as per norms.
- iii. That you shall obtain the connection for disposal of sewerage and drainage from HSVP 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.
- iv. That you shall be solely responsible for disposal of sewerage and storm water of building till such times these services are made available by HSVP/State Government as per their scheme.
- v. 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.
- vi. That you shall maintain roof top rain water harvesting system properly and keep it operational all the time.
- vii. That the outer façade of the building shall not be used for purposes of advertisement and placement of hoardings.
- viii. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the buildings blocks.
- ix. The basements and stilt shall be used as per provisions of approved zoning plan and building plans.
- x. 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/2012/132 dated 11.07.2012.
- xi. That you shall comply with all the conditions laid down in the memo no. FS/2021/7 dated 08.06.2021 of Fire Station Officer Gurugram with regard to fire safety measures and you shall be fully responsible for fire safety measures.
- xii. That you shall use Light-Emitting Diode lamps (LED) for its campus as well as building.
- xiii. In case the electricity is supplied through Generators then the tariff charges should not exceed the tariff being charged by DHBVN.
- xiv. 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.
- xv. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.


- xvi. That you shall comply with all the conditions laid down in Form-D issued by under sub section (2) of section 4 of Haryana Lifts and Escalators Act, 2008 (27 of 2008).
- xvii. That provision of parking shall be made within the site earmarked/designated for parking and no vehicle shall be allowed to park outside the premises of the site.
- xviii. Any violation of the above said conditions shall render this occupation certificate null and void.


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

Endst. No. ZP-757-Vol.-II/AD(RA)/2022/_____ Dated: - _____

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

1. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 99425 & 99454 dated 07.06.2021.
2. Senior Town Planner, Gurugram with reference to his office memo no. 2519 dated 01.06.2021.
3. District Town Planner, Gurugram with reference to his office Endst. no. 6437 dated 08.0.2021.
4. District Town Planner (Enf.), Gurugram.
5. Fire Station Officer, Gurugram with reference to his office Memo No. FS/2021/7 dated 08.06.2021 of 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 the concerned Fire Officer, Gurugram will be personally responsible for any lapse/violation.
6. Nodal Officer of Website updation.


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