REGD.

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

From

Director,
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

Sterling Infrastructure LLP. & Rizon Developers Pvt. Ltd.,
20-A, Rajpur Road, Civil Lines,
New Delhi-110054.

Memo No. ZP-897/JD(RD)/2019/24715 Dated: - 01-10-2019

Whereas Sterling Infrastructure LLP. & Rizon Developers Pvt. Ltd. has applied for the issue of an occupation certificate on 03.08.2019 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 47 of 2013 dated 06.06.2013 & Licence No. 109 of 2014 dated 14.08.2014.
- Total area of the Group Housing Colony measuring 17.42375 acres.
- Sector-79, Gurugram Manesar Urban Complex.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of Dwelling Units Sanctioned	No. of Dwelling Units constructed	No. of Floors	FAR Sanctioned		FAR Achieved	
				Area in Sqm.	%	Area in Sqm.	%
Tower-A	58	58	Ground/Stilt Floor to 14th Floor	8526.669	12.087	8541.283	12.108
Tower-B	58	58	Ground/Stilt Floor to 14th Floor	8526.413	12.087	8544.993	12.113
Tower-C	58	58	Ground/Stilt Floor to 14th Floor	8526.413	12.087	8544.993	12.113
Tower-D	84	84	Ground/Stilt Floor to 13th Floor	8149.303	11.552	8188.169	11.608
Tower-E	64	64	Ground/Stilt Floor to 10th Floor	6283.738	8.908	6295.88	8.925
Tower-F	64	64	Ground/Stilt Floor to 10th Floor	6283.738	8.908	6304.19	8.937
EWS Block	167	167	Ground/Stilt Floor to 8th Floor	3955.913	5.608	3921.775	5.560
Community Building -2			Ground Floor to 2nd Floor	939.62	1.332	955.255	1.354
Convenient Shopping -2			Ground Floor	176.251	0.250	176.251	0.250
Total	386 Main Dwelling unit and 167 EWS Unit			51368.058	72.819	51472.789	72.968

Non-FAR Area in Sqm.		
	Sanctioned	Achieved
Basement (Parcel-B)	18341.889	18223.897

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. Rajeev Dua, M.Tech.(Structure), Public Health Functional reports received from Chief Engineer-I, HSVP, Panchkula & Certificate of Registration of lift issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana and after charging the composition charges amount of ₹ 6,71,578/- 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/competent authority 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/competent authority 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 Clearances issued by State Environment Impact Assessment Authority, Haryana Vide No. SEIAA/HR/2017/256 dated 01.05.2017.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2019/208 dated 29.08.2019 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. That you shall obtain the water connection from Executive Engineer, HSVP, Gurugram/competent authority in reference to his office memo no. 38832 dated 02.08.2016 within 30 days of issuance of this letter. Further, no possession shall be offered to the allottees before obtaining the water connection and without providing dual button flushing system in the EWS Block.
19. 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-897/JD(RD)/2019/_____ Dated: -_____

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

1. The Director General, Fire Services, Haryana, Panchkula with reference to his office Memo. No. FS/2019/208 dated 29.08.2019 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.
2. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 163367 dated 09.09.2019 & memo no. 166748 dated 12.09.2019.
3. Senior Town Planner, Gurugram with reference to his office memo. No. 4574 dated 09.09.2019.
4. District Town Planner, Gurugram with reference to his office Endst. No. 8997 dated 04.09.2019.
5. District Town Planner (Enf.), Gurugram.
6. Nodal Officer, website updation.

(Sanjay Kumar),
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,
Nagar Yojna Bhawan Block-A, Sector-18A,
Madhya Marg, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com
Website www.tcpharyana.gov.in

To

Sterling Infrastructure LLP,
20-A, Rajpur Road, Civil Lines,
New Delhi-54.

Memo No. ZP-897/AD(RA)/2020/22483 Dated: - 21-12-2020

Whereas Sterling Infrastructure LLP. has applied for grant of an occupation certificate on 21.07.2020 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 47 of 2013 dated 06.06.2013 & License no. 109 of 2014 dated 14.08.2014.
- Total area of the Group Housing Colony measuring 17.42375 acres.
- Sector- 79, Gurugram.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of Dwelling Units Sanctioned	No. of Dwelling Units constructed	No. of Floors	FAR Sanctioned		FAR Achieved	
				Area in Sqm.	%	Area in Sqm.	%
Tower-1/A	88	88	Ground Floor to 14th Floor	9374.527	13.29	9385.028	13.304
Tower-2/B	58	58	Ground Floor to 14th Floor	9099.287	12.899	9099.287	12.899
Tower-3/C	58	58	Ground Floor to 14th Floor	9123.211	12.933	9121.247	12.930
Tower-4/D	88	88	Ground Floor to 14th Floor	9379.561	13.296	9390.062	13.311
Tower-8/E	32	32	Ground Floor to 7th Floor	3183.043	4.512	3183.043	4.512
Tower-15/F	28	28	Ground Floor to 6th Floor	2952.57	4.186	2952.57	4.186
Community Building -1			Ground Floor to 2nd Floor	970.205	1.375	1102.657	1.563
Convenient Shopping -1			Ground Floor	176.349	0.25	176.349	0.25
Total	352 Main Dwelling unit			44258.753	62.741	44410.243	62.955
NON FAR AREA IN SQM							
Basement (Parcel-I)				25740.483		17924.954	

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Fire Station Officer, Gurugram, Environment Clearance issued by State Environment Impact Assessment Authority, Haryana, Structure Stability Certificate given by R.K. Singh, M.Tech. (Structure Engineer), Public Health Functional reports received from Superintending Engineer (HQ), HSVP, Panchkula & Chief Engineer-I, HSVP, Panchkula & Certificate of Registration of lift issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana and after charging the composition charges amount of ₹ 6,06,102/- 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/2017/256 dated 01.05.2017.
11. That you shall comply with all conditions laid down in the FS/2020/67 dated 15.12.2020 of the Fire Station Officer, Gurugram 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, HUDA 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. That you shall also submit the report from SE HVPNL, Panchkula within 30 days from the issuance of this occupation certificate.
19. 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-897/AD(RA)/2020/_____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. 190346 & 191191 dated 02.12.2020 & 02.12.2020.
2. Senior Town Planner, Gurugram with reference to his office memo. No. 4700 dated 07.12.2020.
3. District Town Planner, Gurugram with reference to his office endst. No. 9182 dated 07.12.2020.
4. The Fire Station Officer, Gurugram with reference to his office FS/2020/67 dated 15.12.2020 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
5. Nodal Officer, website updation.

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