

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,
E-mail: tcpharyana7@gmail.com
Website www.tcpharyana.gov.in

To

Siyona Construction Pvt. Ltd.
C/o Uppal Housing Ltd.,
S-39-A, Panchsheel Park,
New Delhi-110017.

Memo No. ZP-397/SD(DK)/2019/_____ Dated:-_____

Whereas Siyona Construction Pvt. Ltd. C/o Uppal Housing Ltd. has applied for the issue of an occupation certificate on dated 01.08.2017 in respect of the buildings described below:-

DESCRIPTION OF BUILDING:-

City: Gurugram: -

- Licence No. 38 of 2008 dated 02.03.2008 & Licence No. 77 of 2012 dated 01.08.2012
- Total area of the Group Housing Colony measuring 19.856 acres.
- Sector-78, 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.	%
A	22	22	Stilt to 11 th Floor	3973.047	4.986	3973.047	4.986
B	39	39	Stilt to 13 th Floor	5699.916	7.153	5699.916	7.153
B	39	39	Stilt to 13 th Floor	5699.916	7.153	5699.916	7.153
D	22	22	Stilt to 11 th Floor	2529.449	3.174	2529.449	3.174
Convenient Shopping			Ground Floor	203.59	0.256	237.50	0.298
Total	122	122		18105.918	22.722	18139.828	22.764
NON FAR AREA IN SQM.							
Basement (Single Level)				3443.844		3443.844	


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 vide Memo No. FS/2018/190 dated 19.12.2018, Environment Clearance issued by State Environment Impact Assessment Authority, Department of Environment, Haryana, Chandigarh, Structure Stability Certificate given by Sh. Maqsude-e-Nazar, 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, Chief Electrical Inspectorate, Haryana, Sushant Lok-I, Gurugram and after already depositing the composition charges amount of ₹ 1,49,885/- 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 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/2010/1461 dated 21.01.2010.
11. That you shall comply with all conditions laid down in the Memo No. FS/2018/190 dated 19.12.2018 issued by Director General, 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 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. 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-397/SD(DK)/2019/ 6054 Dated: - 05-03-19

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

1. Director General, Fire Services, Haryana, Panchkula with reference to his office Memo No. FS/2018/190 dated 19.12.2018.
2. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 34043 dated 21.02.2019 & 35265 dated 22.02.2019.
3. Superintending Engineer(HQ), HSVP, Panchkula with reference to his office memo no. 233212 dated 28.11.2018.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 01 dated 01.01.2019.
5. District Town Planner, Gurugram with reference to his office Endst. No. 13750 dated 18.12.2018.
6. Nodal Officer, website updation.


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