

From

Director,
Town & Country Planning Department,
Haryana, SCO-71-75, Sector-17-C, Chandigarh.
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To

SA Infracon Pvt. Ltd. & others,
C-10, C Block, Vasant Vihar Market,
New Delhi.

Memo No. ZP-562/SD(BS)/2017/

32981

Dated: - 20-12-2017

Whereas SA Infracon Pvt. Ltd. & others has applied on 11.07.2017 for the issue of an occupation certificate in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

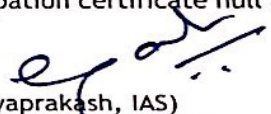
- Licence No. 44 of 2009 dated 14.08.2009 & 68 of 2011 dated 21.07.2011.
- Total area of the Group Housing Colony measuring 48.818 acres.
- Sector-92, Gurugram.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of Dwelling Units	No. of Floors	FAR Sanctioned		FAR Achieved	
			Area in Sqm.	%	Area in Sqm.	%
Tower-T1 (2 Nos)	114	Stilt Floor to 19 th Floor	15091.964	7.693	15172.304	7.734
Tower-T2	84	Stilt Floor to 14 th Floor	8672.887	4.421	8707.397	4.438
Tower-T3 (2 Nos)	114	Stilt Floor to 19 th Floor	17427.244	8.883	17503.712	8.922
Tower-T8	28	Stilt Floor to 7 th Floor	3099.813	1.580	2973.946	1.516
Tower-C4 & C5	32	Stilt Floor to 4 th Floor	3884.532	1.980	3929.302	2.003
EWS Block	170	5 th Floor to 12 th Floor	4633.624	2.362	4010.13	2.044
Community Building		Ground Floor to First Floor	571.793	0.291	569.904	0.290
Convenient Shopping-2		Ground Floor	193.835	0.099	95.338	0.049
Non-FAR Area						
Basement			68649.768		41484.938	

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Director, Fire Services, Haryana, Panchkula, Environment Clearance issued by State Environment Impact Assessment Authority, Haryana, Structure Stability Certificate given by Sh. Varun Chaudhary, M.Sc., Public Health Functional reports received from Superintending Engineer (HQ), HUDA, Panchkula & Chief Engineer-I, HUDA, 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 ₹ 17,51,183/- 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 HUDA 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 HUDA/State Government as per their scheme.
5. That in case some additional structures are required to be constructed as decided by HUDA 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/2014/935 dated 11.07.2014.
11. That you shall comply with all conditions laid down in the Memo. No. DFS/Supdt/2017/659/76078 dated 04.10.2017 of the Director, 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, 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 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.


 (T.L. Satyaprakash, IAS)
 Director, Town and Country Planning,
 Haryana, Chandigarh.

Endst. No. ZP-562/SD(BS)/2017/_____

Dated: - _____

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

1. The Director, Fire Services, Haryana, Panchkula with reference to his office Memo. No. DFS/Supdt/2017/659/76078 dated 04.10.2017 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, HUDA, Panchkula with reference to his office memo no. 209060 dated 08.11.2017 & memo no. 209063 dated 08.11.2017.
3. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 204764 dated 02.11.2017 & memo no. 204760 dated 02.11.2017.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 5667 dated 02.09.2017.
5. District Town Planner, Gurugram with reference to his office memo. No. 8684 dated 02.09.2017.
6. Nodal Officer, website updation.

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