

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

From

Director,
Town & Country Planning Department,
Nagar Yojna Bhawan Block-A, Sector-18A,
Madhya Marg, Chandigarh.

To

Precision Realtors Pvt. Ltd. and others.
305, 3rd Floor, Kanchan House,
Karnapura Commercial Complex,
New Delhi-15.

Memo No. ZP-871/AD(RA)/2022/2136 Dated: 27-01-2022

Subject:- Grant of part occupation certificate for the building raised in the Group Housing Colony having area 37.512 acres bearing licence no. 5 of 2013 dated 21.02.2013, Sector-67A, Gurugram.

Please refer to your application dated 10.09.2019 and subsequent letters on the matter as subject cited above.

2. The request made vide above referred application to grant occupation certificate for the buildings constructed in Cluster-A, B, C, EWS Block, Convenient Shopping and Community Centre in above said group housing colony has been examined and before considering the same, comments of field offices were sought.

3. Whereas, Additional Chief Engineer (HQ), HSWP, Panchkula vide memo no. 203253 & 203258 dated 14.11.2019 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. 5846 dated 23.11.2019 has intimated about the variations made at site vis-à-vis approved building plans.

5. Further, Structural Stability Certificate for the building raised at site has been issued by Ahuja Consultant Pvt. Ltd. on 08.09.2016. Further, the quality of material and workmanship has also been checked periodically by M/s Bureau Veritas India Pvt. Ltd. Noida and found in accordance with general specifications/drawings and complying with the applicable Indian standards as certified vide letter dated 12.08.2019.

6. On the basis of above said reports and receipt of composition fees amounting Rs. 69,30,560/- on account of violations committed at site and other requisite documents on 09.12.2021, I hereby grant permission to occupy the buildings described below:-

Tower/ Block No.	No. of Dwelling Units	No. of Floors	FAR Sanctioned		FAR Achieved	
			Area in Sqm.	%	Area in Sqm.	%
Building-A1 (Cluster-A)	52	Ground Floor to 12 th A Floor	7703.466	5.097	7327.919	4.848
Building-A2 (Cluster-A)	52	Ground Floor to 12 th A Floor	7724.355	5.111	7302.856	4.832
Building-A3 (Cluster-A)	50	Ground Floor to 12 th A Floor	7184.787	4.754	6847.502	4.530

Building-A4 (Cluster-A)	53	Ground Floor to 12 th A Floor	7492.436	4.957	7132.953	4.719
Building-A5 (Cluster-A)	51	Ground Floor to 12 th A Floor	7388.589	4.888	7052.625	4.666
Building-B5 (Cluster-B)	52	Ground Floor to 12 th A Floor	5641.268	3.732	5468.199	3.618
Building-B6 (Cluster-B)	42	Ground Floor to 10 th Floor	5896.614	3.901	5652.404	3.740
Building-B7 (Cluster-B)	52	Ground Floor to 12 th A Floor	5695.840	3.768	5530.656	3.659
Building-B8 (Cluster-B)	54	Ground Floor to 12 th A Floor	7767.818	5.139	7401.663	4.897
Building-C8 (Cluster-C)	42	Ground Floor to 10 th Floor	4493.369	2.973	4368.744	2.890
Building-C9 (Cluster-C)	53	Ground Floor to 12 th A Floor	5634.796	3.728	5459.650	3.612
Building-C10 (Cluster-C)	53	Ground Floor to 12 th A Floor	5643.536	3.734	5466.139	3.616
Building-C11 (Cluster-C)	52	Ground Floor to 12 th A Floor	5583.214	3.694	5408.485	3.578
Community Building		Lower and Upper Ground Floor	3774.370	2.497	4352.964	2.880
EWS Block-2	114	Ground/Stilt Floor to 6 th Floor	3165.487	2.094	2606.957	1.725
Convenient Shopping-1	9 no's Shops	Ground Floor	196.359	0.130	196.359	0.130
Convenient Shopping-2	5 no's Shops	Ground Floor	149.865	0.099	139.446	0.092
Total	658 no's Main Dwelling Units & 114 no's EWS Units		91136.169	60.296	87715.521	58.032

NON FAR AREA IN SQM.

	Sanctioned	Achieved
Upper Basement Part (Under Community Centre)	4476.143	4727.626

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 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.
 - iii. That you shall be fully responsible for supply of water as per norms.
 - iv. That you shall obtain the connection for disposal of sewerage and drainage from HSNP 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.
 - v. That you shall be solely responsible for disposal of sewerage and storm water of building till such times these services are made available by HSNP/State Government as per their scheme.
 - vi. That in case some additional structures are required to be constructed as decided by HSNP at later stage, the same will be binding upon you.
 - vii. That you shall maintain roof top rain water harvesting system properly and keep it operational all the time.
 - viii. That the outer facade of the building shall not be used for purposes of advertisement and placement of hoardings.
 - ix. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the buildings blocks.
 - x. The basements and stilt shall be used as per provisions of approved zoning plan and building plans.

- xi. That you shall comply with all the stipulations mentioned in the Environment Clearances issued by the MOEF vide memo dated 12.06.2008.
- xii. That you shall comply with all the conditions laid down in the memo no. FS/2019/269 dated 08.11.2019 of Fire Station Officer, Gurugram with regard to fire safety measures and you shall be fully responsible for fire safety measures.
- xiii. That you shall use Light-Emitting Diode lamps (LED) for its campus as well as building.
- xiv. In case the electricity is supplied through Generators then the tariff charges should not exceed the tariff being charged by DHBVN.
- xv. 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.
- xvi. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
- xvii. 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).
- xviii. 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.
- xix. That you shall pay composition fees on account of delay in submission of DOD for the already OC granted area.
- xx. That electrical infrastructure shall be completed as per approved scheme and verification report through SE, HVPNL, Panchkula shall be submitted within 90 days from issuance of this letter.
- xxi. That you shall abide by the outcome of appeal filed against order dated 25.09.2020 of the DTCP regarding composition of offence for pre-launching of the project.
- xxii. Any violation of the above said conditions shall render this occupation certificate null and void.

Dated:
Place: Chandigarh

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

Endst. No. ZP-871/AD(RA)/2022/

Dated:

A copy is forwarded to the followings for information and necessary action please:

1. Additional Chief Engineer (HQ), HSPV, Panchkula w.r.t. his office memo no. vide 203253 & 203258 dated 14.11.2019.
2. Senior Town Planner, Gurugram w.r.t. his office memo no. 5846 dated 23.11.2019.
3. District Town Planner, Gurugram w.r.t. his office Endst. no. 1186 dated 19.11.2019.
4. Fire Station Officer, Gurugram, w.r.t memo no. FS/2019/269 dated 08.11.2019.
5. Nodal Officer, Website Updation for hosting on website of the Department.

(Amit Madholia)
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, 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

Precision Realtors Pvt. Ltd. & others,
305, 3rd Floor, Kanchan House,
Karampura, Commercial Complex,
New Delhi-110015.

Memo No. ZP-871-Vol-III/SD(DK)/2019/ 13101

Dated: - 31-05-2019

Whereas Precision Realtors Pvt. Ltd. & others has applied for the issue of an occupation certificate on 05.07.2018 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 05 of 2013 dated 21.02.2013.
- Total area of the Group Housing Colony measuring 37.512 acres.
- Sector-67-A, Gurugram Manesar Urban Complex.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of Dwelling Units constructed	No. of Floors	FAR Sanctioned		FAR Achieved	
			Area in Sqm.	%	Area in Sqm.	%
Building-A6 (Cluster-A)	53	Ground Floor to 12 th A Floor	7487.821	4.954	7184.659	4.753
Building-A7 (Cluster-A)	41	Ground Floor to 10 th Floor	5801.314	3.838	5572.226	3.687
Building-A8 (Cluster-A)	54	Ground Floor to 12 th A Floor	7869.508	5.207	7568.023	5.007
Building-A9 (Cluster-A)	54	Ground Floor to 12 th A Floor	7676.241	5.079	7389.037	4.889
Building-A10 (Cluster-A)	50	Ground Floor to 12 th A Floor	7296.220	4.827	7011.341	4.639
Building-B1 (Cluster-B)	52	Ground Floor to 12 th A Floor	7440.524	4.923	7163.373	4.739
Building-B2 (Cluster-B)	38	Ground Floor to 9 th Floor	5355.835	3.543	5166.664	3.418
Building-B3 (Cluster-B)	52	Ground Floor to 12 th A Floor	7324.046	4.846	7033.725	4.654
Building-B4 (Cluster-B)	54	Ground Floor to 12 th A Floor	7625.454	5.045	7330.041	4.850
Building-C3 (Cluster-C)	53	Ground Floor to 12 th A Floor	5636.117	3.729	5533.413	3.661
Building-C4 (Cluster-C)	42	Ground Floor to 10 th Floor	4492.946	2.973	4406.325	2.915
Building-C5 (Cluster-C)	52	Ground Floor to 12 th A Floor	5634.824	3.728	5504.581	3.642
Building-C6 (Cluster-C)	51	Ground Floor to 12 th A Floor	5769.190	3.817	5652.417	3.740
Building-C7 (Cluster-C)	52	Ground Floor to 12 th A Floor	5591.619	3.699	5461.405	3.613
EWS Block-3	127	Ground/Stilt Floor to 7 th Floor	2782.202	1.841	2977.064	1.970
Convenient Shopping (At ground floor of Building B1)		At Ground Floor of Building B-1	290.125	0.192	290.125	0.192
Total	698 Main Dwelling Units & 127 EWS Units		94073.986	62.241	91244.419	60.369
NON FAR AREA IN SQM.						
Upper Basement			73141.214		49585.172	
Lower Basement			71839.220		52668.658	
Transformer & Meter Room			59.061		69.378	
Guard Room			19.678		19.678	

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. Rony Samuel Johnson, M-Tech.(Structure), Public Health Functional reports received from SE(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 ₹ 11,12,559/- 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 Clearances issued by State Environment Impact Assessment Authority, Haryana vide No. SEIAA/HR/2013/1375 dated 12.12.2013.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2019/21 dated 07.02.2019 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, 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.

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

Endst. No. ZP-871-Vol-III/SD(DK)/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/2019/21 dated 07.02.2019 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. 12706 dated 18.01.2019.
3. SE(HQ), HSVP, Panchkula with reference to his office memo no. 245501 dated 17.12.2018.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 8720 dated 19.12.2018.
5. District Town Planner(P), Gurugram with reference to his office Endst. No. 12915 dated 30.11.2018.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer, website updation.

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