

**FORM BR-VIII**  
(See Code 23(2), (4) and (5))  
**Form of Occupation Certificate**

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA  
SCO No.71-75, SECTOR-17C, CHANDIGARH.  
Tele-Fax: 0172-2548475; Tel.: 0172-2549851, E-mail: tcphry@gmail.com  
Website www.tcpharyana.gov.in

Memo No. ZP-203/SD (DK)/2016/ 22138 Dated 14-10-2016  
To

Vatika IT Parks Pvt. Ltd.,  
Vatika Triangle, 7<sup>th</sup> floor,  
Sushant Lok-I, Block A  
M.G Road, Gurgaon.

Whereas Vatika IT Parks Pvt. Ltd has applied for the issue of an occupation certificate in respect of the buildings described below. After considering Fire NOC's by Director, Haryana Fire Service, Haryana, Panchkula and by Commissioner, Municipal Corporation, Faridabad, Environment Clearance by Ministry of Environment & Forest, Government of India, Certificate of Registration of lift by Executive Engineer/cum-Lift Inspector, Electrical Inspectorate, Haryana, Faridabad, Structure Stability Certificate by Sh. Utpal Santra (Structural Engineer) and Public Health Functional report from C.A., HUDA, Panchkula and S.E. (HQ), HUDA, Panchkula, I hereby grant permission for the occupation of the Buildings after charging the composition charges amounting to ₹ 13,51,448/- for the variations vis-à-vis approved building plans subject to the 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. Any violations of this condition shall render this occupation certificate null and void.
2. That you shall abide by the provisions of Haryana Apartment Ownership Act, 1983 and Rules framed thereunder. 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 be fully responsible to supply of water as per norms till such time the colony is handed over after final completion.
4. That you shall be solely responsible for disposal of sewerage and storm water of your colony till such time these services are made available by HUDA/Competent Authority as per their scheme.
5. That you shall obtain the connection for disposal of sewerage and drainage from HUDA within 15 days 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 till the colony is handed over after granting final completion.
6. 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.
7. That you shall maintain roof top rain water harvesting system properly and keep it operational all the time.
8. The basements and stilt shall be used as per provisions of approved zoning plan and building plans.
9. That you shall comply with all the conditions laid down in the memo no. DFS/FA/2015/289/2748 dated 13.01.2016 of Director, Haryana Fire Service, Haryana, Panchkula and in the memo no. ADFO/2016/F-24/505 dated 13.08.2016 of Assistant Divisional Fire Officer, Faridabad with regard to fire safety measures.

For VATIKA LIMITED

Authorised Signatory

10. You shall comply with all the conditions laid down in certificate of Registration of Lift issued vide memo no. 253-259 dated 29.01.2016 issued by Executive Engineer/cum-Lift Inspector, Electrical Inspectorate, Haryana, Faridabad.
11. That you shall comply with all the stipulations mentioned in the Environment Clearance issued by Ministry of Environment & Forest, Government of India vide No. 21-694/2007-IA.III dated 19.03.2008.
12. That you shall comply with all the stipulation mentioned in the NOC issued by AAI vide letter no. AAI/NOC/2007/15/172-74 dated 23.02.2007.
13. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
14. That the outer facade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
15. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
16. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.
17. 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.
18. That you shall apply for connection for services including electricity within 30 days from the date of issuance of occupation certificate and shall submit the proof of submission thereof to this office.
19. 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.
20. That you shall deposit the Enhanced EDC within three months as and when stay is vacated by the Hon'ble High Court in CWP no. 5835 of 2013 and on demand of DG, TCP even after the grant of Completion certificate of the project.
21. The occupation certificate shall be void ab initio, if any of the conditions mentioned above are not complied with.

#### DESCRIPTION OF BUILDING

- IT Park Colony, Total Area = 8.793 acres
- Licence No. 1133 of 2006 dated 22.09.2006
- Village Sarai Khawaja, Sector-27-B, Faridabad.
- Occupation Certificate is granted for following Blocks as per following details:-

Block No.	Height/G+	Total constructed area
A	55.65 MT/ G+13	19855.206 sqmt (including 367.875 sqmt commercial area)
B	47.90 MT/ G+ 11	26532.568 sqmt (including 1286.406 sqmt commercial area)
Service Block	10.50 MT/ G+ 3	2396.505 sqmt
Guard/Electric Meter Room		70.03 sqmt
Basement-1		18987.158 sqmt
Basement-2		18254.425 sqmt
Basement-3		19285.514 sqmt

For VATNA LIMITED

Authorised Signatory

(Arun Kumar Gupta, IAS),  
Director General, Town & Country Planning,  
Haryana, Chandigarh.



Endst. No. ZP-203/SD (DK)/2016/\_\_\_\_\_ Dated \_\_\_\_\_

A Copy is forwarded to the following for information and necessary action.

1. C.A., HUDA, Panchkula with reference to his office memo No. 15511 dated 8.12.2015.
2. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo No. 355 dated 15.07.2015.
3. Senior Town Planner, Faridabad with reference to his office memo No. 6698 dated 31.12.2014.
4. District Town Planner (P), Faridabad with reference to his office Endst No. 4633 dated 19.12.2014 with the direction to monitor the compliance of condition no. 2 mentioned in the occupation certificate and send a report relating to the registration with in a period of one month from the schedule prescribed in the Apartment Ownership Act 1983.
5. District Town Planner (E), Faridabad.
6. The Director, Haryana Fire Service, Haryana, Panchkula with reference to his office Memo No. DFS/PA/2015/289/2748 dated 13.01.2016 and Assistant Divisional Fire Officer, Faridabad with reference to his office Memo No. ADFO/2016/F-24/505 dated 13.08.2016 vide which no objection certificate for occupation of the above-referred buildings has 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 Faridabad for the high-rise buildings.
7. Executive Engineer/cum-Lift Inspector, Electrical Inspectorate, Haryana, SCF-9, Sector-9, Faridabad with reference to his office memo no. 253-259 dated 29.01.2016.
8. Sh. Utpal Santra (Structural Engineer), 1516, Rajdanga Main Road, Kolkata-700107.

(Vijender Singh)  
District Town Planner (HQ),  
For: - Director General, Town and Country Planning,  
Haryana, Chandigarh.

Endst. No: - ZP-203/SD (DK)/2016/\_\_\_\_\_ Dated \_\_\_\_\_

A copy is forwarded to Nodal Officer, Website Updation for hosting on website of the Department.

(Vijender Singh)  
District Town Planner (HQ),  
For: - Director General, Town and Country Planning,  
Haryana, Chandigarh

For VATIKA LIMITED

Authorised Signatory