

REGD.

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

From

Director General,
Town & Country Planning Department,
Haryana, SCO-71-75, Sector-17-C, Chandigarh.
Tele-Fax: 0172-2548475, Tel.: 0172-2549851,
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To

Countrywide Promoters Pvt. Ltd. & others,
M-11, Middle Circle, Connaught Place,
New Delhi-110001.

Memo No. ZP-651/SD(BS)/2018/

7086

Dated:

27-02-2018

Whereas Countrywide Promoters Pvt. Ltd. & others has applied for the issue of an occupation certificate on 17.05.2017 in respect of the buildings described below:-

DESCRIPTION OF BUILDING

City: Faridabad:

- Licence No. 62 of 2010 dated 14.08.2010.
- Total area of the Group Housing Colony measuring 11.094 acres.
- Sector-84, Faridabad.
- 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.	%
Block-L	60	Ground Floor to 9 th Floor	4951.73	12.066	4950.93	12.065
Block-N	60	Ground Floor to 9 th Floor	4951.73	12.066	4950.93	12.065
Block-M	40	Ground Floor to 9 th Floor	3856.04	9.396	3856.04	9.396
Block-J	40	Ground Floor to 9 th Floor	4317.15	10.520	4317.15	10.520
Block-K	60	Ground Floor to 9 th Floor	6738.47	16.420	6748.35	16.445
Block-H	60	Ground Floor to 9 th Floor	6040.38	14.719	6048.57	14.739
Type 4 (Villas with Basement)	10	Ground Floor to 2 nd Floor	3789.616	9.235	2198.15	5.357
Total Main Dwelling Units	330					
EWS Block	62	Ground Floor to 4 th Floor	2951.11	7.191	1478.54	3.603
Convenient Shopping-1&2		Ground Floor	204.536	0.498	198.69	0.484
		Total	37800.762	92.111	34747.36	84.674
Non-FAR area in Sqm.						
Lower & Upper Basement under Block-J, K & H					13166.06	

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Commissioner, Municipal Corporation, Faridabad, Environment Clearance issued by Government of India, Ministry of Environment and Forests. Structure Stability Certificate given by Sh. Ramphool Bairwa, BE (Civil), Public Health Functional reports received from Superintending Engineer (HQ), HUDA, Panchkula & Chief Engineer-I, HUDA, Panchkula & Certificate of Registration of lift issued by Executive Engineer-cum-Lifts Inspector, Electrical Inspectorate, Haryana, SCF-9, Sector-9, Faridabad and after charging the composition charges amount of ₹ 51,18,823/- for the variations vis-a-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 Government of India, Ministry of Environment and Forests Vide No. 21-314/2007-IA.III dated 04.02.2008.
11. That you shall comply with all conditions laid down in the Memo. No. FSO/2017/F-731/1245 dated 08.09.2017 of the Commissioner, Municipal Corporation, Faridabad with regard to fire safety measures.
12. You shall comply with all the conditions laid down in Form D issued by Executive Engineer-cum-Lifts Inspector, Electrical Inspectorate, Haryana, SCF-9 Sector-9, Faridabad.
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 General, Town and Country Planning,
 Haryana, Chandigarh.

Endst. No. ZP-651/SD(BS)/2018/

Dated: _____

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

1. The Commissioner, Municipal Corporation, Faridabad with reference to his office Memo. No. FSO/2017/F-731/1245 dated 08.09.2017 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 Faridabad 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. 161352 dated 30.08.2017.
3. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 151800 dated 16.08.2017.
4. Senior Town Planner, Faridabad with reference to his office memo. No. 2120 dated 05.07.2017.
5. District Town Planner, Faridabad with reference to his office Endst. No. 2312 dated 30.06.2017.
6. Nodal Officer, website updation.

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