

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA  
SECTOR-18, CHANDIGARH.  
Tele-Fax: 0172-2548475; Tel.: 0172-2549851, E-mail: tcphry@gmail.com  
Website www.tcpharyana.gov.in

Memo No. ZP-154/JD (DK)/2012/ 17480 Dated 6/9/12

To

Countrywide Promoters Pvt. Ltd.,  
M-11, Middle Circle, Connaught Circus,  
New Delhi-110001.

Whereas Countrywide Promoters Pvt. Ltd. has applied for the issue of an occupation certificate in respect of the buildings described below, I hereby grant permission for the occupation of the buildings after charging the composition charges amounting to ₹ 10,99,373/- 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 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 apartment will have to be filed by you within the time schedule as prescribed under the Apartment Ownership Act 1983. Failure to do so shall invite legal proceedings under the statute.
3. That you shall comply with all the conditions laid down in the memo no. MCF/ADFO/NIT/2012/324 dated 15.3.2012 of Commissioner, Municipal Corporation, Faridabad with regard to fire safety measures.
4. That you shall be fully responsible to supply of water as per norms till such time the colony is handed over after final completion.
5. That you shall obtain the connection for disposal of sewerage and drainage from HUDA 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 General till the colony is handed over after granting final completion.
6. 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/State Government as per their scheme.
7. Level/Extent of the services to be provided by HUDA i.e. Water Supply, Sewerage etc. will be proportionate to EDC deposited.
8. That you shall maintain roof top rain water harvesting system properly and keep it operational all the time.
9. 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.
10. The basements and stilt shall be used as per provisions of approved zoning plan and building plans.
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. 21-314/2007-IA-III Dated 4.2.2008.
12. That you shall comply with all the stipulation mentioned in the NOC issued by AAI vide letter no. AAI/NOC/2010/224/1433-1435 dated 20.7.2010.
13. The day & night marking shall be maintained and operated as per provision of 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 Compact Fluorescent Lamps (CFL) 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 Compact Fluorescent Lamps (CFL) for internal lighting, so as to conserve energy.

18. That you shall apply for Water Supply, Sewage & Electricity connection within 15 days from the date of issuance of Occupation certificate and shall submit the proof of submission thereof to this office.
19. The community building/buildings shall be constructed by the colonizer/owner as per provisions of The Haryana Development and Regulation of Urban Areas (Amendment and Validation) Act No. 4 of 2012, failing which, the said site shall vest with the Government.

DESCRIPTION OF BUILDING

City:- Faridabad

Tower-G, H, J, K, L & M (272 Dwelling Units) & Convenient Shopping and Community Building (where construction has been completed) in Group Housing Scheme measuring 17.25 acres (License No. 522 to 524 of 2006 dated 28.02.2006 and License No. 266 of 2007 dated 03.12.2007) in Sector-82, Faridabad developed by Countrywide Promoters Pvt. Ltd.

(T.C. Gupta, IAS),

Director General, Town & Country Planning,  
Haryana, Chandigarh.

Endst. No. ZP-154/JD (DK)/2012/\_\_\_\_\_ Dated \_\_\_\_\_

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

1. CA, HUDA, Panchkula with reference to his office memo no. 7792 dated 12.6.2012.
2. Managing Director, HVPN, Shakti Bhawan, Sector-6, Panchkula.
3. Managing Director, DHBVN, Vidyut Nagar, Hisar.
4. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 255 dated 8.6.2012.
5. Senior Town Planner, Faridabad with reference to his office memo, No. 4112 dated 1.6.2012.
6. District Town Planner, Faridabad with reference to his office Endst. No. 2186 dated 11.5.2012 with the direction to monitor the compliance of condition no. 2 mentioned in the occupation certificate and send a report relating to the registration of these flats within a period of one month from the schedule prescribed in the Apartment Ownership Act 1983.
7. District Town Planner (E), Faridabad.
8. The Commissioner, Municipal Corporation, Faridabad with reference to his office Memo No. MCF/ADFO/NIT/2012/324 dated 15.3.2012 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 the Fire Officer, Faridabad will be personally responsible for any lapse/violation, as HUDA has released the necessary funds.

(Sunita Sethi)

District Town Planner (HQ),

For:- Director General, Town and Country Planning,  
Haryana, Chandigarh.

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA  
SECTOR-18, CHANDIGARH.  
Tele-Fax: 0172-2548475; Tel: 0172-7549851, E-mail: tcphry@gmail.com  
Website www.tcpharyana.gov.in

Memo No. ZP-154/JO (DX)/2011/-19698 Dated 25/12/11

To

M/s Countrywide Promoters Pvt. Ltd.,  
M-11, Middle Circle, Connaught Circus,  
New Delhi-110001.

Whereas M/s Countrywide Promoters Pvt. Ltd. has applied for the issue of an occupation certificate in respect of the buildings described below, I hereby grant permission for the occupation of the Buildings (Block- A, B, P & Q including basement in all four nos. Towers, where construction has been completed) after charging the composition charges amounting to ₹ 2,85,567/- 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 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 apartment will have to be filed by you within the time schedule as prescribed under the Apartment Ownership Act 1983. Failure to do so shall invite legal proceedings under the statute.
3. That you shall comply with all the conditions laid down in the memo no. MCF/ADFO/15A/2011/34 dated 12.04.2011 of the Assistant Divisional Fire Officer, Fire Station, Sector-15A, Municipal Corporation, Faridabad with regard to fire safety measures.
4. That you shall be fully responsible to supply of water as per norms till such time the colony is handed over after final completion.
5. That you shall obtain the connection for disposal of sewerage and drainage from HUDA 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 General till the colony is handed over after granting final completion.
6. 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/State Government as per their scheme.
7. Level/Extent of the services to be provided by HUDA i.e. Water Supply, Sewerage etc. will be proportionate to EDC deposited.
8. That you shall maintain roof top rain water harvesting system properly and keep it operational all the time.
9. 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.
10. The basements and stilt shall be used as per provisions of approved zoning plan and building plans.
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. 21-314/2007-IA-III Dated 4.2.2008.
12. That you shall comply with all the stipulation mentioned in the NOC issued by AAI vide letter no. AAI/NOC/2010/224/1433-1435 dated 20.7.2010.
13. The day & night marking shall be maintained and operated as per provision of 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 Compact Fluorescent Lamps (CFL) in the building as well as street lighting.
17. That you shall impose a condition in the allotment/possession letter that the allottee shall used Compact Fluorescent Lamps (CFL) for internal lighting, so as to conserve energy.

18. That you shall apply for Water Supply, Sewage & Electricity connection within 15 days from the date of issuance of Occupation certificate and shall submit the proof of submission thereof to this office.
19. That you shall deposit the due amount of Enhanced EDC along with 8th installment of EDC due on 2.12.2011 against licence no. 266 of 2007 within a period of 6 months from the issuance of occupation certificate, as per the undertaking submitted vide your letter dated 22.11.2011.
20. That you shall allot EWS flats proportionate to your Group Housing Scheme within a period of 4 months from the date of draw as fixed by DG, TCP as per undertaking submitted vide your letter dated 22.12.2011.
21. That you shall complete the community sites within a period of 2 years from the approval of building plans of such sites and shall submit the building plans of community sites within a period of two months from issuance of this occupation certificate as per undertaking submitted vide your letter dated 22.12.2011.

#### DESCRIPTION OF BUILDING

City: Faridabad

Building Block-A, B, P & Q including basement in all four nos. Towers, (212 Dwelling Units; where construction has been completed), in the Group Housing Scheme measuring 17.25 acres (License No. 495 to 524 of 2006 dated 28.02.2006 and License No. 266 of 2007 dated 03.12.2007) in Sector-82, Faridabad, developed by M/s Countrywide Promoters Pvt. Ltd.

(T.C. Gupta, IAS),

Director General, Town & Country Planning,  
Haryana, Chandigarh.

Endst. No. ZP-154/JD (DK)/2011/\_\_\_\_\_ Dated \_\_\_\_\_

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

1. CA, HUDA, Panchkula with reference to his office memo no. 4694 dated 15.4.2011.
2. Managing Director, HVPN, Shakti Bhawan, Sector-6, Panchkula.
3. Managing Director, DHBVN, Vidyut Nagar, Hisar.
4. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 62 dated 23.2.2011.
5. Senior Town Planner, Faridabad with reference to his office memo. No. 4888 Dated 7.7.2011.
6. District Town Planner, Faridabad with reference to his office Endst. No. 2752 dated 1.6.2011 with the direction to monitor the compliance of condition no. 2 mentioned in the occupation certificate and send a report relating to the registration of these flats with in a period of one month from the schedule prescribed in the Apartment Ownership Act 1983.
7. District Town Planner (E), Faridabad.
8. The Assistant Divisional Fire Officer, Fire Station, Sector-15A, Municipal Corporation, Faridabad with reference to his office Memo No. MCF/ADFO/15A/2011/34 dated 12.04.2011 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 the Fire Officer, Faridabad will be personally responsible for any lapse/violation, as HUDA has released the necessary funds.

[Sonita Sethi]

District Town Planner (HQ),

For: Director General, Town and Country Planning,  
Haryana, Chandigarh.

REGD.

FORM BR-VI  
[See Rule-47(1)]

26-6

From

The Director,  
Town & Country Planning,  
Haryana, Chandigarh.

To

✓ M/s Countrywide Promoters Pvt. Ltd.  
M-11, Middle Circle, Connaught Circus,  
New Delhi, 110001.

Memo No.-ZP-154/ 55-23

Dated:- 3/5/10

Whereas M/s. Countrywide Promoters Pvt. Ltd. has applied for the issue of an Part Occupation certificate in respect of the buildings described below, I hereby grant permission for the occupation of the building after charging the composition charges amounting to Rs. 19,85,500/- (Rupees Nineteen Lacs Eighty Five Thousand Five Hundred Only) 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.
2. That you shall abide by the provisions of 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 apartment will have to be filed by you within the time schedule as prescribed under the Apartment Ownership Act 1983. Failure to do so shall invite legal proceedings under the statute.
3. That you shall comply with all the conditions laid down in the memo no. 15A/2009/328 dated 18-11-2009 of the Commissioner, Municipal Corporation, Faridabad, <sup>with</sup> regard to fire safety measures.
4. That you shall be fully responsible to supply of water as per norms till such time the colony is handed over after final completion.
5. That you shall obtain the connection for disposal of sewerage and drainage from HUDA 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 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/State Government as per their scheme.
7. 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.
8. That you shall maintain roof top rain water harvesting system properly and keep it operational all the time.
9. The basements and stilt shall be used as per provisions of approved zoning plan and building plans.
10. That you shall comply with all the stipulations mentioned in the NOC issued by Air Port Authority of India vide letter No. AAI/NOC/2006/195/1118-20 Dated 24.8.2006. The Day and Night marking shall be maintained and operated as per provisions of ICAO standard.
11. That you shall comply with all the stipulations mentioned in the Environment clearance issued by Ministry of Environment and Forests, Government of India vide no. 21-314/2007-IA.III.
12. That the outer façade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
13. That you shall neither erect nor allow the erection of any communication and Transmission Tower on top of the building blocks.

14. That you shall use Compact Fluorescent Lamps (CFL) 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 Compact Fluorescent Lamps (CFL) for internal lighting, so as to conserve energy.
16. That you shall apply for Water Supply, Sewage and Electricity Connection within 15 days from the date of issuance of occupation certificate.

DESCRIPTION OF BUILDING

City: Faridabad      Residential Building Block-C,D,E and F (58 Dwelling Units in each block ) with Basement Completed by M/s Countrywide Promoters Pvt. Ltd. as a part of Group Housing Scheme measuring 14.75 acres (licence no. 522 to 524 of 2006 dated 28.2.2006) in Sector-82, Faridabad. developed by M/s Countrywide Promoters Pvt. Ltd.

(T.C. Gupta IAS)

Director, Town and Country Planning,  
Haryana, Chandigarh

Endst. No.-ZP-154/

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.75 dated 04.01.2010
2. Managing Director, HVPN, Shakti Bhawan, Sector-6, Panchkula.
3. Managing Director, DHBVN, Faridabad.
4. Superintending Engineer (HQ), HUDA, Panchkula with reference to his memo no.195 dated 22.09.2009.
5. Senior Town Planner, Faridabad with reference to his office memo no. 4213 dated 09.12.2009.
6. District Town Planner, Faridabad with reference to his office endst. no. 4586 dated 16.11.2009.
7. District Town Planner (E), Faridabad.
8. Commissioner Municipal Corporation, Faridabad, with reference to his office memo no. 15A/2009/328 dated 18.11.2009. 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 the Fire Officer, Faridabad will be personally responsible for any lapse/violation, as HUDA has released the necessary funds.

(Sumita Sethi)

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