

REGD.

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

From

Director,
Town & Country Planning Department,
Nagar Yojana Bhavan, Plot No. 3, Block-A,
Sector-18-A, Madhya Marg, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com, Website www.tcpharyana.gov.in

To

Urban Buildmart Pvt. Ltd.,
BCC Garments and Exports Pvt. Ltd.,
(Now known as BCC Edutech Pvt. Ltd.)
C/o Conscient Infrastructure Pvt. Ltd.,
Corp. Off: 10th Floor, Tower-D Global Business Park,
M.G. Road, Gurugram -122002.

Memo No. ZP-1129/AD(NK)/2021/ 33663 Dated 31-12-2021

Whereas, Urban Buildmart Pvt. Ltd., BCC Garments and Exports Pvt. Ltd.,
(Now known as BCC Edutech Pvt. Ltd.) C/o Conscient Infrastructure Pvt. Ltd., has
applied for the issue of an occupation certificate on 07.06.2021 in respect of the
buildings described below:-

DESCRIPTION OF BUILDING

City: Faridabad: -

- Licence No. 15 of 2016 dated 26.09.2016.
- Total area of the Affordable Group Housing Colony measuring 7.394 acres.
- Sector-78, Faridabad.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No of dwelling units sanctioned	No of dwelling units achieved	No. of Floors	FAR Sanctioned		FAR Achieved	
				Area in Sqm.	%	Area in Sqm.	%
Tower-A1 to A6	120 x 6 = 720	720	G+14 th Floor	43781.142	152.556	43781.142	152.556
Tower-A7	107	107	G+12/13 th Floor	6536.50	22.776	6536.50	22.776
Tower-B1 & B2	120 x 2	240	G+14 th Floor	13068.964	45.539	13068.964	45.539
Tower-C	54	54	G+12/13 th Floor	3693.795	12.871	3693.795	12.871
Total		1121	1121	67080.401	233.743	67080.401	233.743
Convenient Shopping			G. Floor	2197.647	183.79	2197.647	183.79
Non-FAR Area in Sqm.							
Anganwari-cum-Creche				186.235		186.235	
Community Building				186.235		186.235	
Guard Room & Meter Room				5.76		86.51	
Electric Sub-Station				-		246.919	

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Fire Station Officer, Faridabad, Environment Clearance issued by State Environment Impact Assessment Authority Haryana, Structure Stability Certificate given by Maqsud E. Nazar, M.Tech (Structure), Public Health Functional reports received from Chief Engineer-I, HSVP, Panchkula & Certificate of Registration of lift issued by Lift Inspector-cum-Executive Engineer Electrical Inspectorate sector-9 Faridabad, Haryana and after charging the composition charges amount of ₹ 5,25,444/- 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 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.
3. That you shall apply for the connection for disposal of sewerage, drainage & water supply from HSVP/competent authority 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 HSVP/competent authority as per their scheme.
5. That in case some additional structures are required to be constructed as decided by HSVP 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/2017/468 dated 19.07.2017.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2021/106 dated 28.07.2021 of the Fire Station Officer, Faridabad with regard to fire safety measures.
12. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
13. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.
14. 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.
15. 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.
16. 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.
17. That you shall submit the final GRIHA rating certificate within one year after obtaining from the competent authority.
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-1129/AD(NK)/2021/

Dated _____

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

1. The Director General, Fire Services, Haryana Panchkula with reference to Fire Station Officer, Faridabad office Memo. No. FS/2021/106 dated 28.07.2021 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, as HSVP has released the necessary funds.
2. Chief Engineer-I, HSVP, Panchkula with reference to his office Memo no. 133600 dated 02.08.2021 a 133575 dated 02.08.2021.
3. Senior Town Planner, Faridabad with reference to his office Memo. No.1719 dated 28.07.2021a 2054 dated 13.09.2021.
4. District Town Planner(P), Faridabad with reference to his office Endst. No. 3730 dated 29.07.2021a 4328 dated 10.09.2021.
5. Fire station officer, Faridabad with reference to his office Memo No. FS/2021/106 dated 28.07.2021.
6. Nodal Officer, website updation.

(Babita Gupta),
District Town Planner (HQ),
For: Director, To and Country Planning,
Haryana, Chandigarh.

