

REGD.

FORM BR-VII

(See Code 4.10(2), (4) and (5))
Form of Occupation Certificate

From

Director,
Town & Country Planning Department,
Nagar Yojna Bhawan Block-A, Sector-18A,
Madhaya Marg, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com
Website www.tcpharyana.gov.in

To

Universe Heights (India) Pvt. Ltd.
304, Southern Park, Saket District Centre,
Saket, New Delhi-110017.

Memo No. ZP-994/AD(RA)/2019/25796 Dated: 17-10-2019

Whereas Universe Heights (India) Pvt. Ltd. has applied for grant of an occupation certificate on 11.01.2019 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Sohna: -

- Licence No. 20 of 2014 dated 11.06.2014.
- Total area of the Group Housing Colony measuring 13.3375 acres.
- Sector- 33, Sohna.
- Indicating description of building, covered area, towers, nature of building etc.

Tower /Block No.	No. of Dwelling Units Sanctioned	No. of Dwelling Units constructed	No. of Floors	FAR Sanctioned		FAR Achieved	
				Area in Sqm.	%	Area in Sqm.	%
A-C	60	60	G+14 th Floor	6976.112	13.858	6983.213	13.873

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Director, Fire Services Haryana Panchkula, Environment Clearance issued by State Environment Impact Assessment Authority, Haryana, Structure Stability Certificate given by R.K. Bhola, (Structure Engineer, M.Tech), Public Health Functional reports received from Superintending Engineer (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 ₹ 9,38,206/- 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 HSVP 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/State Government 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 clearance issued by State Environment Impact Assessment Authority, Haryana Vide No. SEIAA/HR/2015/603 dated 28.12.2015.
 11. That you shall comply with all conditions laid down in the FS/2019/68 dated 28.03.2019 of the Director, 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-1, 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-994/AD(RA)/2019/

Dated: -

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

1. The Director, Fire Services, Haryana, Panchkula with reference to his office FS/2019/68 dated 28.03.2019 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. 71712 dated 16.04.2019.
3. Superintending Engineer (HQ), HSVP, Panchkula with reference to his office memo no. 71369 dated 16.04.2019.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 586 dated 2053 dated 19.04.2019.
5. District Town Planner, Gurugram with reference to his office endst. No. 3600 dated 16.04.2019.
6. Nodal Officer, website updation.



(Rajesh Kaushik)
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,
Nagar Yojna Bhawan Block-A, Sector-18A,
Madhya Marg, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com
Website www.tcpharyana.gov.in

To

Universe Heights (India) Pvt. Ltd.
304, Southern Park, Saket District Centre,
Saket, New Delhi-110017.

Memo No. ZP-994/AD(RA)/2020/ 21777 Dated: - 14-12-2020

Whereas Universe Heights (India) Pvt. Ltd. has applied for grant of an occupation certificate on 11.01.2019 & 17.09.2020 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Sohna: -


- Licence No. 20 of 2014 dated 11.06.2014.
- Total area of the Group Housing Colony measuring 13.3375 acres.
- Sector- 33, Sohna.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/Block No.	No. of Floors	FAR Sanctioned		FAR Achieved	
		Area in Sqm.	%	Area in Sqm.	%
Nursery School	Ground Floor	0.00	0.00	203.679	25.16
Community Building	G+1 floor	1462.564	2.905	1500.215	2.980
		1462.564		1703.894	

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Director, Fire Services Haryana Panchkula, Environment Clearance issued by State Environment Impact Assessment Authority, Haryana, Structure Stability Certificate given by R.K. Bhole, (Structure Engineer, M.Tech), Public Health Functional reports received from Superintending Engineer (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 ₹ 3,47,137/- 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 HSPV 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 HSPVA/State Government as per their scheme.
5. That in case some additional structures are required to be constructed as decided by HSPV 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 State Environment Impact Assessment Authority, Haryana Vide No. SE/IAA/HR/2015/603 dated 28.12.2015.
11. That you shall comply with all conditions laid down in the FS/2020/8 dated 10.07.2020 of the Director, 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. That you shall also submit the DOD for already OC granted towers.
19. 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-994/AD(RA)/2020/ _____ Dated: - _____

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

1. The Director, Fire Services, Haryana, Panchkula with reference to his office FS/2020/8 dated 10.07.2020 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. 71712 dated 16.04.2019.
3. Superintending Engineer (HQ), HSVP, Panchkula with reference to his office memo no. 71369 dated 16.04.2019.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 586 dated 2053 & 3811 dated 19.04.2019 & 14.10.2020.
5. District Town Planner, Gurugram with reference to his office endst. No. 3600 & 7152 dated 16.04.2019 & 09.10.2020.
6. Nodal Officer, website updation.


(Narender Kumar)
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: tcpharyana@gmail.com
Website www.tcpharyana.gov.in

To

Ashiana Housing Ltd.
304, Southern Park, Saket District Centre,
Saket, New Delhi-110017.

Memo No. ZP-994/AD(RA)/2019/ 14575 Dated: - 19-06-2019

Whereas Ashiana Housing Ltd. has applied for grant of an occupation certificate on 11.01.2019 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Sohna: -


- Licence No. 20 of 2014 dated 11.06.2014.
- Total area of the Group Housing Colony measuring 13.3375 acres.
- Sector- 33, Sohna.
- Indicating description of building, covered area, towers, nature of building etc.

Tower /Block No.	No. of Dwelling Units	No. of Dwelling Units constructed	No. of Floors	FAR Sanctioned		FAR Achieved	
				Area in Sqm.	%	Area in Sqm.	%
B-C	60	60	G+14 th Floor	6406.897	12.728	6417.087	12.748
C-C (3 no's)	60X3=180	180	G+14 th Floor	16651.419	33.080	16672.047	33.121
EWS	138	68	G+4 th Floor	3707.221	7.365	1886.962	3.749
Convenient Shopping	8	8	Ground Floor	176.363	0.350	172.276	0.342
	378	308		26941.9	53.523	25148.372	49.96
Non Far Area							
Basement-Phase-I				12854.078		12669.071	
Guard/Meter/Mumty/Machine Room						454.782	

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Director, Fire Services Haryana Panchkula, Environment Clearance issued by State Environment Impact Assessment Authority, Haryana, Structure Stability Certificate given by R.K. Bhola, (Structure Engineer, M.Tech), Public Health Functional reports received from Superintending Engineer (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 ₹ 9,07,162/- 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 HSVP 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/A/State Government 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 clearance issued by State Environment Impact Assessment Authority, Haryana Vide No. SEIAA/HR/2015/603 dated 28.12.2015.
 11. That you shall comply with all conditions laid down in the FS/2019/68 dated 28.03.2019 of the Director, 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-994/AD(RA)/2019/_____ Dated: - _____

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

1. The Director, Fire Services, Haryana, Panchkula with reference to his office FS/2019/68 dated 28.03.2019 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. 71712 dated 16.04.2019.
3. Superintending Engineer (HQ), HSVP, Panchkula with reference to his office memo no. 71369 dated 16.04.2019.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 586 dated 2053 dated 19.04.2019.
5. District Town Planner, Gurugram with reference to his office endst. No. 3600 dated 16.04.2019.
6. Nodal Officer, website updation.



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

