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

From

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

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Website www.tcpharyana.gov.in

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.

	A-C 60	Sar	No. Units	/Block Dwelling
		nctioned	its	elling o
	60	Sanctioned constructed	Units	Dwelling
Floor	G+14m			Floors
	6976.112	1	Sum III %	Floors Arganizationed
	13.858		8	
	6976.112 13.858 6983 213 43 673	oqm.	Area in %	FAR Achieved
13.0/3	1000		%	ved

considering NOC from fire safety issued by Director, Fire Services Haryana Panchkula, (HQ), HSVP, Panchkula & Chief Engineer-I, HSVP, Panchkula & Haryana, Structure Stability Certificate given by R.K. Bhola, (Structure Engineer, Environment Clearance issued by State Environment Impact Assessment Authority, 9,38,206/inspectorate, Registration of lift issued by Inspector of Lifts-cum-Executive Engineer, Electrical conditions: -I hereby grant permission for the occupation of the said buildings, Public Health Functional reports received from Superintending Engineer for the variations vis-à-vis approved building plans with following Haryana and after charging the composition charges amount of ₹ Certificate

- The building shall be used for the purposes for which the occupation approved Zoning Regulations/Zoning Plan and terms and conditions of the certificate is being granted and in accordance with the uses defined in 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 deed of declaration will have to be filed by you within the time schedule as certificate is being granted shall have to be compulsorily registered and a

Ψ prescribed under the Haryana Apartment Ownership Act 1983. Failure to do so shall invite legal proceedings under the statute.

4. water supply from HSVP as and when the services are made available, within That you shall apply for the connection for disposal of sewerage, drainage & the satisfaction of the Director till the colony is handed over after granting 15 days from its availability. You shall also maintain the internal services to

and storm water of your colony till these services are made available by That you shall be fully responsible for supply of water, disposal of sewerage HSVPA/State Government as per their scheme.

5 That in case some additional structures are required to be constructed as

6. decided by HSVP at later stage, the same will be binding upon you. keep it operational all the time as per the provisions of Haryana Building That you shall maintain roof top rain water harvesting system properly and

7. The basements and stilt shall be used as per provisions of approved zoning

00 That the outer facade of the buildings shall not be used for the purposes of

9 That you shall neither erect nor allow the erection of any Communication and advertisement and placement of hoardings.

<u></u> clearance issued by State Environment Impact Assessment Authority, Haryana That you shall comply with all the stipulations mentioned in the Environment Transmission Tower on top of the building blocks.

<u>-</u> That you shall comply with all conditions laid down in the FS/2019/68 dated Vide No. SEIAA/HR/2015/603 dated 28.12.2015. fire safety measures. 28.03.2019 of the Director, Fire Services, Haryana, Panchkula with regard to

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.

74 ü The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.

That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.

15 as to conserve energy. allottee shall used Light-Emitting Diode lamps (LED) for internal lighting, so That you shall impose a condition in the allotment/possession letter that the

16. That you shall apply for connection of Electricity within 15 days from the submission thereof to this office. In case the electricity is supplied through date of issuance of occupation certificate and shall submit the proof of by DHBVN. Generators then the tariff charges should not exceed the tariff being charged

17. earmarked/designated for parking in the colony and no vehicle shall be allowed to park outside the premises. provision <u>o</u> parking shall be made within

Any violation of the above said conditions shall render this occupation certificate null and void.

Director, W Haryana, Chandigarh. (K. Makrand Pandurang, IAS) Town and Country Planning,

\_Dated: -\_

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

The Director, Fire Services, Haryana, Panchkula with reference to his office occupation of the above-referred under reference. Further in case of any lapse by the owner, necessary requested to ensure compliance of the conditions imposed by your letter requested to ensure that adequate fire fighting infrastructure is created at action as per rules should be ensured. In addition to the above, you are Gurugram for the high-rise buildings and concerned Fire Officer will be personally responsible for any lapse/violation. dated 28.03.2019 vide which no objection certificate for buildings have been granted. It is

- 2. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 71712 dated 16.04.2019.
- Ψ Superintending Engineer (HQ), HSVP, Panchkula with reference to his office memo no. 71369 dated 16.04.2019.
- 4 dated 2053 dated 19.04.2019. Senior Town Planner, Gurugram with reference to his office memo. No. 586
- បា 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.

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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. E-mail: tcpharyana7@gmail.com Tele-Fax: 0172-2548475; Tel.: 0172-2549851,

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Website www.tcpharyana.gov.in

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

Memo No. ZP-994/AD(RA)/2020/\_

Dated: -

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

## 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.

	1703.894		1462.564		
2.980	2.905 1500.215	2.905	1462.564	G+1 floor	Community Building G+1 floor
25.16	0.00 203.679	0.00	0.00	Ground Floor 0.00	Nursery School
%	Area in Sqm. %	%	Area in Sqm. %		
	FAR Achieved	۵	FAR Sanctione	No. of Floors FAR Sanctioned	Tower/Block No.

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Director, Fire Services Haryana Panchkula, 3,47,137/- for the variations vis-à-vis approved building plans with following Inspectorate, Haryana and after charging the composition charges amount of ₹ Registration of lift issued by Inspector of Lifts-cum-Executive Engineer, Electrical Haryana, Structure Stability Certificate given by R.K. Bhola, (Structure Engineer, Environment Clearance issued by State Environment Impact Assessment Authority, conditions: -(HQ), HSVP, Public Health Functional reports received from Superintending Engineer Panchkula & Chief Engineer-I, HSVP, Panchkula & Certificate of

- certificate is being granted and in accordance with the uses defined in the approved Zoning Regulations/Zoning Plan and terms and conditions of the The building shall be used for the purposes for which the occupation
- Ņ so shall invite legal proceedings under the statute prescribed under the Haryana Apartment Ownership Act 1983. Failure to do deed of declaration will have to be filed by you within the time schedule as certificate is being granted shall have to be compulsorily registered and a 1983 and Rules framed thereunder. All the flats for which occupation That you shall abide by the provisions of Haryana Apartment Ownership Act,

- ω water supply from HSVP as and when the services are made available, That you shall apply for the connection for disposal of sewerage, drainage  ${\mathfrak A}$ services to the satisfaction of the Director till the colony is handed over within 15 days from its availability. You shall also maintain the internal after granting final completion.
- 4. and storm water of your colony till these services are made available by That you shall be fully responsible for supply of water, disposal of sewerage HSVPA/State Government as per their scheme.
- ŢT decided by HSVP at later stage, the same will be binding upon you. That in case some additional structures are required to be constructed as
- 5 keep it operational all the time as per the provisions of Haryana Building That you shall maintain roof top rain water harvesting system properly and Code, 2017.
- $\preceq$ The basements and stilt shall be used as per provisions of approved zoning plan and building plans.
- 00 advertisement and placement of hoardings. That the outer facade of the buildings shall not be used for the purposes of
- 9. and Transmission Tower on top of the building blocks. That you shall neither erect nor allow the erection of any Communication
- 0 Environment clearance issued by State Environment Impact Assessment That you shall comply with Authority, Haryana Vide No. SEIAA/HR/2015/603 dated 28.12.2015. all the stipulations mentioned in the
- = 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. HUDA Primary School Building, Block-C-2, Sushant Lok-1, Gurugram. Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana, You shall comply with all the conditions laid down in Form-D issued by
- 3 of International Civil Aviation Organization (ICAO) standard. The day & night marking shall be maintained and operated as per provision
- 14. as street lighting. That you shall use Light-Emitting Diode lamps (LED) in the building as well
- 5 That you shall impose a condition in the allotment/possession letter that lighting, so as to conserve energy. allottee shall used Light-Emitting Diode lamps (LED) for internal
- 36. submission thereof to this office. In case the electricity is supplied through date of issuance of occupation certificate and shall submit the proof of That you shall apply for connection of Electricity within 15 days from the Generators then the tariff charges should not exceed the tariff being charged by DHBVN.
- 17. earmarked/designated for parking in the colony and no vehicle shall be allowed to park outside the premises. provision of parking shall be made within the area
- 8 That you shall also submit the DOD for already OC granted towers.
- 19. certificate null and void. Any violation of the above said conditions shall render this occupation

(K. Makrand Pandurang, IAS)
Director, Town and Country Planning,
Haryana, Chandigarh.

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

- occupation of the above-referred buildings have been granted. It is requested to ensure compliance of the conditions imposed by your letter under FS/2020/8 dated 10.07.2020 vide which no objection certificate for The Director, Fire Services, Haryana, Panchkula with reference to his office ensure that adequate fire fighting infrastructure is created at Gurugram for rules should be ensured. In addition to the above, you are requested to reference. Further in case of any lapse by the owner, necessary action as per responsible for any lapse/violation. the high-rise buildings and concerned Fire Officer will be personally
- 71712 dated 16.04.2019. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no.
- Superintending Engineer (HQ), HSVP, Panchkula with reference to his office memo no. 71369 dated 16.04.2019.
- 4 dated 2053 & 3811 dated 19.04.2019 & 14.10.2020. Senior Town Planner, Gurugram with reference to his office memo. No. 586
- District Town Planner, Gurugram with reference to his office endst. No. 3600 & 7152 dated 16.04.2019 & 09.10.2020.

Nodal Officer, website updation.

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

(Nikamar

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: tcpharyana7@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/ 54561 Dated: -19-06-2019

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

## 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 약

C-C (3 EWS no's) /Block Tower nient Shoppi Conve Guard/Meter/Mumty/Machine Room Basement-Phase-I Dwelling 378 Units 138 Sanctioned 60X3=180 building etc. 0 No. Units 180 **Dwelling** 808 60 constructed 68 മ 9 Floors Ground Floor G+14th Floor G+14th Floor G+4th Floor Non Far Area 2 Sqm. **FAR Sanctioned** Area 176.363 16651.419 6406.897 3707.221 26941.9 12854.078 Ħ 96 33.080 12.728 7.365 53,523 0.350 Sqm. FAR Achieved Area 16672.047 6417.087 25148.372 1886.962 172.276 12669.071 26 3.749 33.121 12.748 0.342 49.96

- 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, Registration of lift issued by Inspector of Lifts-cum-Executive Engineer, Electrical (HQ), HSVP, Panchkula & Chief Engineer-I, HSVP, Inspectorate, conditions: -Public Health Functional reports received from Superintending Engineer Structure Stability Certificate given by R.K. Bhola, (Structure Engineer, or or Haryana and after charging the composition charges amount of  $\overline{\ \ }$ the variations vis-à-vis approved building Panchkula & plans with following Certificate of
- certificate is The building shall be used for the purposes for which the occupation being granted and in accordance with the uses defined in the

approved Zoning Regulations/Zoning Plan and terms and conditions of the

- Ņ so shall invite legal proceedings under the statute. prescribed under the Haryana Apartment Ownership Act 1983. Failure to do deed of declaration will have to be filed by you within the time schedule as certificate is being granted shall have to be compulsorily registered and a That you shall abide by the provisions of Haryana Apartment Ownership Act, and Rules framed thereunder. All the flats for which occupation
- Ψ water supply from HSVP as and when the services are made available, within the satisfaction of the Director till the colony is handed over after granting That you shall apply for the connection for disposal of sewerage, drainage & 15 days from its availability. You shall also maintain the internal services to
- 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 HSVPA/State Government as per their scheme.
- Ü decided by HSVP at later stage, the same will be binding upon you. That in case some additional structures are required to be constructed as
- 9 keep it operational all the time as per the provisions of Haryana Building That you shall maintain roof top rain water harvesting system properly and
- 7. plan and building plans. The basements and stilt shall be used as per provisions of approved zoning
- 00 advertisement and placement of hoardings. That the outer façade of the buildings shall not be used for the purposes of
- 9. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
- 0 clearance issued by State Environment Impact Assessment Authority, Haryana That you shall comply with all the stipulations mentioned in the Environment Vide No. SEIAA/HR/2015/603 dated 28.12.2015.
- 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 Inspector of Lifts cum-Executive Engineer, Electrical Inspectorate, Haryana, HUDA Primary School Building, Block-C-2, Sushant Lok-I, Gurugram. You shall comply with all the conditions laid down in Form-D issued by
- ű International Civil Aviation Organization (ICAO) standard. The day & night marking shall be maintained and operated as per provision of
- 1 That you shall use Light-Emitting Diode lamps (LED) in the building as well as
- S as to conserve energy. allottee shall used Light-Emitting Diode lamps (LED) for internal lighting, so That you shall impose a condition in the allotment/possession letter that the
- 9 submission thereof to this office. In case the electricity is supplied through date of issuance of occupation certificate and shall submit the proof of That you shall apply for connection of Electricity within 15 days from the Generators then the tariff charges should not exceed the tariff being charged
- 17. earmarked/designated for parking in the colony and no vehicle shall be allowed to park outside the premises provision 으 parking shall be made within
- 00 certificate null and void. Any violation of the above said conditions shall render this occupation

(K. Makrand Pandurang, IAS)
Director, Town and Country Planning,
Maryana, Chandigarh.

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idst.
No.
ZP-99,
4/AI
D(RA)
/2019
Dated:

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

- occupation of the above-referred buildings have been granted. It is requested The Director, adequate fire fighting infrastructure is created at Gurugram for the high-rise Further in case of any lapse by the owner, necessary action as per rules should to ensure compliance of the conditions imposed by your letter under reference. FS/2019/68 buildings and concerned Fire Officer will be personally responsible for any be ensured. In addition to the above, you are lapse/violation. dated 28.03.2019 Fire Services, Haryana, Panchkula with reference to his office vide which no objection certificate for requested to ensure that
- 2 Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 71712 dated 16.04.2019.
- Ş Superintending Engineer (HQ), HSVP, Panchkula with reference to his office memo no. 71369 dated 16.04.2019.
- 4 dated 2053 dated 19.04.2019. Senior Town Planner, Gurugram with reference to his office memo. No. 586
- ÇT 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.

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