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

Haamid Real Estates Pvt. Ltd. and
Finian Estates Developers Pvt. Ltd. &
Pegeen Builders & Developers Pvt. Ltd. C/o DLF Ltd.
232-B, Fourth Floor,
Okhla Industrial Estate, Phase-III,
New Delhi-110020.

Memo No. ZP-545-Vol-I/JD(RD)/2020/ 12949 Dated 24-07-2020

Whereas Haamid Real Estates Pvt. Ltd. and Finian Estates Developers Pvt. Ltd. & Pegeen Builders & Developers Pvt. Ltd. C/o DLF Ltd. has applied for the issue of an occupation certificate on 20.05.2020 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 16 of 2009 dated 29.05.2009 & Licence No. 73 of 2013 dated 30.07.2013.
- Total area of the Group Housing Colony measuring 27.7163 acres.
- Sector-70-A, Gurugram Manesar Urban Complex.
- 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.	%
Tower-E	44	44	Ground Floor to 12th Floor	3232.006	2.907	3377.856	3.039
EWS Block	252	47 (OC for 175 units already granted)	Ground Floor to 7th Floor	6129.033	5.513	1120.48 (OC for 4310.56 Sqm. already granted)	1.008
Community Building with Swimming Pool			Ground Floor to 1st Floor	1266.322	1.139	1344.414	1.209
Convenient Shopping			Ground Floor	397.892	0.358	395.41	0.356
Basement-1 (Part-2)				0.00	0.00	50.16	0.045
Total	44 Main Dwelling Unit and 47 EWS Unit			11025.253	9.917	6288.32	5.657

Non-FAR Area in Sqm.		
	Sanctioned	Achieved
Basement-1 (Part-2)	24550.132	4139.84
Basement-2 (Part-2)	24550.132	4190.00
Guard Room	--	8.18
Fire Control Room	--	35.15
Mumty & Machine Room (Tower-E)	44.11	44.11

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Director General, Fire Services, Haryana Panchkula, Environment

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Clearance issued by State Environment Impact Assessment Authority, Haryana, Panchkula, Structure Stability Certificate given by Sh. Ravi Shankar, M.Tech. (Structure) Public Health Functional reports received from 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 ₹ 4,59,649/- 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/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, Panchkula vide No. SEIAA/HR/2013/627 dated 04.09.2013.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2020/57 dated 16.03.2020 of the Director General, 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, HSVP 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 used 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 the Environment Clearance is issued for having total built-up area measuring 317717.00 Sqm., you shall obtain the amended Environment Clearance in view of additional Licence No. 73 of 2013 dated 30.07.2013 granted for area 0.245 acres before achieving the total built-up area of the Environment Clearance.

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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-545-Vol-I/JD(RD)/2020/_____Dated _____

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

1. The Director General, Fire Services, Haryana Panchkula with reference to his office Memo. No. FS/2020/57 dated 16.03.2020 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. 85141 dated 16.06.2020 & memo no. 85198 dated 16.06.2020.
3. Senior Town Planner, Gurugram with reference to his office memo. No. 1918 dated 02.06.2020.
4. District Town Planner, Gurugram with reference to his office Endst. No. 3846 dated 10.06.2020.
5. District Town Planner (Enf.), Gurugram.
6. Nodal Officer, website updation.

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

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