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

Sh. Vishwa Raman & others
in collaboration with Ramsons Organics Ltd.
312, 3rd Floor, ILD Trade Centre ,
Sector-47, Gurugram.

Memo No. ZP-1048/AD(RA)/2019/ 18997 Dated: - 07-08-2019

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

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 129 of 2014 dated 26.08.2014.
- Total area of the Affordable Group Housing Colony measuring 5.60 acres.
- Sector- 95, Gurugram.
- 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.	%
Block-A	112	112	Stilt+14th Floor	6212.97	33.018	6212.97	33.018
Block-B	112	112	Stilt+14th Floor	6212.97	33.018	6212.97	33.018
Block-C	112	112	Stilt+14th Floor	6212.97	33.018	6212.97	33.018
Block-D	112	112	Stilt+14th Floor	6212.97	33.018	6212.97	33.018
Block-E	112	112	Ground Floor to 14th Floor	4589.993	24.393	4589.993	24.393
Block-F	120	120	Ground Floor to 14th Floor	5760.96	30.616	5760.96	30.616
Block-G	112	112	Stilt+14th Floor	7008.285	37.245	7008.285	37.245
				42211.118	224.326	42211.118	224.326
Commercial Block			Ground Floor to 2nd Floor	1370.506	174.80	1291.45	164.719
Total	792 Main Dwelling Unit					43502.568	

Non-FAR Area in Sqm.		
	Sanctioned	Achieved
Basement (Below commercial block)	509.393	524.293
Total	509.393	524.293

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 Clearance issued by State Environment Impact Assessment Authority, Haryana, Structure Stability Certificate given by Sanjeev Jain, (M.Tech.) Structure Engineer, 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 ₹ 4,83,027/- 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 HSVPA/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/2016/57 dated 22.01.2016.
11. That you shall comply with all conditions laid down in the FS/2019/29 dated 18.02.2019 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, 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 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. 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-1048/AD(RA)/2019/_____ 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 FS/2019/29 dated 18.02.2019 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. 117573 & 118123 dated 04.07.2019.
3. Senior Town Planner, Gurugram with reference to his office memo. No. 3432 dated 12.07.2019.
4. District Town Planner, Gurugram with reference to his office endst. No. 7277 dated 05.07.2019.
5. Nodal Officer, website updation.

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