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

Shamrock Infrastructure Pvt. Ltd.,
Plot no. 14, Sector-44, Institutional Area,
Gurugram-122003.

Memo No. ZP-795/AD(RA)/2019/ 1167 Dated:- 15-01-2019

Whereas Shamrock Infrastructure Pvt. Ltd. has applied for the issue of an occupation certificate on 31.07.2017 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram

- Licence No. 04 of 2012 dated 23.01.2012.
- Commercial Colony area measuring 3.231 acres.
- Sector-68, Gurugram.
- 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	%
Block -A	Ground Floor to 2nd Floor	3261.109	36.396	3140.133	35.046
NON FAR AREA IN SQM.					
Basement-1		1641.76		1564.323	
Basement-2		1466.27		1359.99	
Basement-3		1641.76		1564.323	
Total		4749.79		4488.636	

I hereby grant permission for the occupation of the said buildings, after considering Fire NOC issued by Director General, Fire Service, Haryana, Panchkula, Environment Clearance issued by SEIAA, Haryana, Panchkula, Structure Stability Certificate given by Sh. Sharad Gupta, (Structures), Public Health Functional report from SE, (HQ) HSVP Panchkula, Chief Engineer, HSVP Panchkula & Certificate of Registration of lift and after charging the composition charges amount of ₹ 9,82,107/- 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 commercial spaces 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 be fully responsible for supply of water as per norms till such time the colony is handed over after final completion.
4. That you shall be solely responsible for disposal of sewerage and storm water of your colony till such time these services are made available by HSVP/State Government as per their scheme.
5. 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.

6. 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.
7. 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.
8. The basements and stilt shall be used as per provisions of approved zoning plan and building plans.
9. That the outer facade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
10. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
11. That you shall comply with all the stipulations mentioned in the State Environment Impact Assessment Authority, Haryana Memo No. SEIAA/HR/2013/352 dated 26.06.2013.
12. That you shall comply with all conditions laid down in the Memo. No. DFS/Supdt/2018763/13554 dated 07.03.2018 of the Director General, Fire Service, Haryana, Panchkula with regard to fire safety measures.
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 you shall submit the inspection report of the Chief Electrical Inspector, Haryana regarding electric installation as per approval within sixty days from the issuance of occupation certificate.
19. Any violation of the above said conditions shall render this occupation certificate null and void.

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

Endst. No. ZP-795/AD(RA)/2019/_____ Dated:-_____

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

1. Director General, Fire Service, Haryana, Panchkula with reference to his office Memo No.DFS/Supdt/2018763/13554 dated 07.03.2018 of vide which no objection certificate for occupation of the above-referred buildings have been granted.
2. Chief Engineer-I, HSVP, Panchkula with reference to his office Memo No. 141621 dated 13.07.2018.
3. Superintending Engineer (HQ), HSVP, Panchkula with reference to his office memo no. 100988 dated 18.05.2018.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 556 dated 08.12.2017.
5. District Town Planner, Gurugram with reference to his office Endst. No. 11420 dated 05.12.2017.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer of Website updation.

(Sanjay 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: tcpharyana7@gmail.com
Website www.tcpharyana.gov.in

To

Shamrock Infrastructure Pvt. Ltd.,
C/o VSR Infratech Pvt. Ltd.,
Plot No. 14, Sector-44, Institutional Area,
Gurugram-122003.

Memo No. ZP-795/SD(DK)/2019/ 18370 Dated: - 02-08-2019

Whereas Shamrock Infrastructure Pvt. Ltd. C/o VSR Infratech Pvt. Ltd. has applied for the issue of an occupation certificate on 31.07.2017, 28.03.2018 & 18.01.2019 in respect of the building described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 04 of 2012 dated 23.01.2012.
- Total area of the Commercial Colony measuring 3.231 acres.
- Sector-68, Gurugram.
- 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.	%
Tower-A	3rd Floor to 12th Floor	3939.856	43.971	3456.151	38.573
Tower-B	Ground Floor to 5th Floor	8472.375	94.556	8877.729	99.080
	Total	12412.231	138.527	12333.88	137.653

Non-FAR area in Sqm.		
	Sanctioned	Achieved
Mumty Machine Room	56.369	56.369
Basement-1 (Block-B)	2405.295	2405.433
Basement-2 (Block-B)	2362.954	2363.07
Basement-3 (Block-B)	2362.954	2363.07

I hereby grant permission for the occupation of the said buildings, after considering Fire NOC issued by Director General, Fire Service, Haryana, Panchkula, NOC from Environment issued by State Environment Impact Assessment Authority Haryana, Structure Stability Certificate given by Sh. Sharad Gupta, M.Tech. (Structure), Public Health Functional report from SE(HQ), HSVP, Panchkula, Chief Engineer-I, HSVP, Panchkula & Certificate of Registration of lift and after charging the composition charges amount of ₹ 42,33,823/- 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 commercial spaces 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 State Environment Impact Assessment Authority, Haryana Memo No. SEIAA/HR/2013/352 dated 26.06.2013.
11. That you shall comply with all conditions laid down in the Memo. No. DFS/Supdt./2018/763/13554 dated 07.03.2018 & Memo No. FS/2019/26 dated 08.02.2019 of the Director General, Fire Service, 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 & Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-795/SD(DK)/2019/_____ Dated: - _____

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

1. Deputy Director-I, Fire Service, Haryana, Panchkula with reference to his office Memo No. DFS/Supdt./2018/763/13554 dated 07.03.2018 & Memo No. FS/2019/26 dated 08.02.2019 of 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 the Fire Officer, Gurugram 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. 141621 dated 13.07.2018, memo no. 203814 dated 11.10.2018.
3. Superintending Engineer (HQ), HSVP, Panchkula with reference to his office memo no. 100988 dated 18.05.2018 & memo no. 203752 dated 11.10.2018.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 565 dated 08.12.2017, memo no. 205 dated 10.01.2019 & memo no. 893 dated 15.02.2019.
5. District Town Planner, Gurugram with reference to his office Endst. No. 11420 dated 05.12.2017, memo no. 154 dated 07.01.2019 & memo no. 1516 dated 14.02.2019.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer of Website updation.

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