(16) 152/17

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

Perfect Buildwell Pvt. Ltd. and others
C/o Perfect Buildwell Pvt. Ltd.,
H & O House, D-64, Defence Colony,
New Delhi- 110024.

Memo No. ZP-1005/AD(RA)/2019/ 29823 Dated: 04-12-2019

Whereas Perfect Buildwell Pvt. Ltd. and others C/o Perfect Buildwell Pvt. Ltd. has applied for grant of an occupation certificate on 12.04.2019 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 12 of 2014 dated 10.06.2014.
- Total area of the Affordable Group Housing Colony measuring 5.00 acres.
- Sector- 104, 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-1, 3, 17 & 18 (4 no's)	448	448	Stilt/Ground Floor to 14th Floor	26548.124	136.671	26043.116	134.071
Block -2 (1 no's)	116	116	Stilt/Ground Floor to 14th Floor	6842.788	35.227	6716.536	34.577
Block-4 to 16 (13 no's)	208	208	Ground Floor to 3rd Floor	6982.664	35.947	6991.712	35.994
Block-19 (1 no's)	46	46	Stilt/ Ground Floor to 11th Floor	3296.803	16.972	3197.913	16.463
	818	818	Total	43670.379	224.817	42949.277	221.104
Commercial - 1	0	0	Only on Ground	250.648	30.96	244.214	30.17
Commercial - 2	0	0	Ground Floor to 2nd Floor	1090.713	134.76	1090.713	134.76
			Total	1341.361	165.72	1334.927	164.93

NON FAR AREA IN SQM			
Community Building	Ground Floor	188.447	188.447
Creche	Ground Floor	188.352	188.352
Stilt under Block-1, 2, 3, 17, 18 & 19		2182.46	2162.334
Guard Room		8.235	8.235
Total		2567.494	2547.368

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 Sh. Maqsud E Nazar, (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 ₹ 11,18,575/- 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/2015/280 dated 09.03.2015.
11. That you shall comply with all conditions laid down in the FS/2019/259 dated 05.11.2019 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-1005/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/2019/259 dated 05.11.2019 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. 188040 dated 17.10.2019.
3. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 188042 dated 17.10.2019
4. Senior Town Planner, Gurugram with reference to his office memo. No. 5309 dated 24.10.2019.
5. District Town Planner, Gurugram with reference to his office endst. No. 10636 dated 22.10.2019.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer, website updation.
8. Sh. Maqsud E Nazar, Structutr Engineer, NNC Design international, G-70, 2nd Floor, Jaswant Plaza, Shabeen Bagh, New Delhi-110025.

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