

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: tcpharyana5@gmail.com
Website www.tcpharyana.gov.in

To

National Buildings Construction Corporation Ltd.,
Real Estate Division, NBCC Bhawan,
Lodhi Road, New Delhi-110003.

Memo No. ZP-537/SD(BS)/2017/

Dated: -

Whereas National Buildings Construction Corporation Ltd. has applied for the issue of an occupation certificate in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

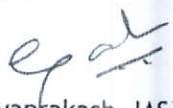
- Licence No. 4 of 2009 dated 13.02.2009.
- Total area of the Group Housing Colony measuring 11.312 acres.
- Sector-89, Gurugram.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of Dwelling Units	No. of Floors	FAR Sanctioned		FAR Achieved	
			Area in Sqm.	%	Area in Sqm.	%
A	50	Stilt/Ground Floor to 13 th Floor	9681.41	21.853	9711.64	21.921
A1	54	Stilt/Ground Floor to 14 th Floor	10448.786	23.585	10480.626	23.657
B (2 Nos.)	76	Stilt/Ground Floor to 10 th Floor	12730.452	28.735	12952.912	29.237
B1	50	Stilt/Ground Floor to 13 th Floor	8348.170	18.843	8482.148	19.146
B2	56	Stilt/Ground Floor to 14 th Floor	9308.33	21.011	9466.498	21.368
C (2 Nos.)	76	Stilt/Ground Floor to 10 th Floor	10627.374	23.988	10634.22	24.003
C1	48	Stilt/Ground Floor to 12 th Floor	6661.857	15.037	6681.844	15.082
D	80	Stilt/Ground Floor to 10 th Floor	7249.148	16.363	7279.708	16.432
EWS Block-A	42	Ground Floor to 3 rd Floor	935.52	2.112	935.52	2.112
EWS Block-B	48	Ground Floor to 3 rd Floor	1095.60	2.473	1095.60	2.473
Community Building		Ground Floor	200.623	0.453	270.163	0.610
Convenient Shopping		Ground Floor	221.353	0.500	234.253	0.529
Nursery School		Ground Floor to 2 nd Floor	800.331		800.331	
H.T Room			0.00		35.28	
Guard room			0.00		16.159	
Underground STP			33.25 Mumty		274.05	
UGT			14.68 Mumty		317.734	
E.S.S. Mumty			12.08		12.08	
Basement-1			3614.882		941.70	
Basement-2			13703.014		13703.014	
Basement-B3 Upper Level			0.00		3427.168	
Basement-B3 Lower Level			0.00		3427.168	

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, Haryana, Structure Stability Certificate given by Sh. Diwakar Bhagat, M. Tech. (Structure), Public Health Functional reports received from Superintending Engineer (HQ), HUDA, Panchkula & Chief Engineer-I, HUDA, 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 ₹ 3,27,12,196/- 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 HUDA 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 HUDA/State Government as per their scheme.
5. That in case some additional structures are required to be constructed as decided by HUDA 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/2012/226 dated 30.08.2012.
11. That you shall comply with all conditions laid down in the Endst. No. DFS/FA/2016/448/78775 dated 19.10.2016 of the Director, 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 use 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.



 (T.L. Satyaprakash, IAS)
 Director, Town and Country Planning,
 Haryana, Chandigarh.

Endst. No. ZP-537/SD(BS)/2017/ 17240

Dated: - 19-07-2017

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

1. The Director, Fire Services, Haryana, Panchkula with reference to his office Endst. No. DFS/FA/2016/448/78775 dated 19.10.2016 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, HUDA, Panchkula with reference to his office memo no. 115881 dated 23.06.2017.
3. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 39075 dated 03.03.2017.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 2489 dated 08.05.2017.
5. District Town Planner, Gurugram with reference to his office Endst. No. 2847 dated 19.04.2017.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer, website updation.


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