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FORM 88-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: 0172-2548211,
E-mail: tcpharyana5@gmail.com
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To

DLF Limited,
DLF Centre, Sakinaka Marg,
New Delhi-110001.

Memo No. ZP-914-Vol-II/SB/25/2017/ 18068

Date: 27/07/2017

Whereas DLF Limited has applied for the issue of an occupation certificate in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram:-

- Group Housing Scheme Name: "The Carnations" in Zone-S, DLF-5 (Formerly known as DLF City Phase-V) Gurugram part of Group Housing Scheme measuring 426.4265 acres.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/Block No.	No. of Dwelling Units	No. of Floors	FAR Bationed		FAR Achieved	
			Area in Sqm.	%	Area in Sqm.	%
Building-A1 (Block-1)	21	Self/Ground Floor to 20 th Floor	13794.475	0.883	13683.119	0.879
Building-A (Block-1 & 2)	22	Self/Ground Floor to 20 th Floor	132108.719	7.402	131101.75	7.360
Building-B (Block-3 & 4)	44	Self/Ground Floor to 22 nd Floor	23657.417	1.332	23748.917	1.332
Building-C (Block-1, 2, 3 & 4)	144	Self/Ground Floor to 22 nd Floor	83266.443	4.668	82491.759	4.622
Squash Court			198.793	0.011	194.573	0.011
Guard Room			19.468		12.59	
Basement Level-1			41934.474		42141.003	
Basement Level-2			40980.405		40992.558	
Basement Level-3			38705.893		38802.755	

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 Divyesh Anubhai Mishra, M.E. (Structure), Public Health Functional reports received from Superintending Engineer (HII), 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 ₹ 23,04,713/- for the variations vis-a-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, 1963 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 1963. 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 still 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/2013/607 dated 04.08.2013.
11. That you shall comply with all conditions laid down in the Memo. No. D/S/FA/2017/628/SB850 dated 21.07.2017 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-B issued by Inspector of District Executive Engineer, Electrical Inspectorate, Haryana, HUDA, Primary School Building, Block-C-2, Sector-104-1, 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 18 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 DISCOM.
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 get the offense of delay in allotment of EWS units compounded as per policy dated 12.08.2013.
19. That you shall construct and obtain the occupation certificate for the commensurate number of EWS units upto 22.06.2020 (if any additional occupation certificate is also obtained by you before 22.06.2020, you will require to construct and obtain the occupation certificate for commensurate number of EWS units for those additional main dwelling unit also). If you fail to comply with the same, no further occupation certificate for the main dwelling units of DLF City Phase-X shall be granted till occupation certificate for commensurate number of EWS unit is obtained.
20. Any violation of the above said conditions shall render this occupation certificate null and void.

(S. K. Sahasrabudhi, IAS)
Director, Town and Country Planning,
Haryana, Chandigarh.

Enclt. No. ZP-914-Vol-II/SD(BS)/2017/

Dated: _____

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

1. The Director, Fire Services, Haryana, Panchkula with reference to his office Memo. No. D/S/FA/2017/628/SB850 dated 21.07.2017 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. 122558 dated 04.07.2017.
3. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 104784 dated 07.06.2017.
4. Sector Town Planner, Gurugram with reference to his office memo. No. 4417 dated 18.07.2017.
5. District Town Planner, Gurugram with reference to his office Enclt. No. 7205 dated 12.07.2017.
6. District Town Planner (Encl.), Gurugram.
7. Nodal Officer, website updation.

(S. R. Sehrawat)
District Town Planner (HQ),
For Director, Town and Country Planning,
Haryana, Chandigarh.