

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,
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To

Ophira Builders & Developers Pvt. Ltd. and others.
In collaboration with DLF Home Developers Ltd.
DLF Centre Sansad Marg,
New Delhi-110001.

Memo No. ZP-587/AD(RA)/2018/ 525 Dated: - 08-1-19

Whereas Ophira Builders & Developers Pvt. Ltd. and others In collaboration with DLF Home Developers Ltd has applied for the issue of an occupation certificate on 27.07.2017 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 88 of 2009 dated 30.12.2009.
- Total area of the Group Housing Colony measuring 11.10 acres.
- Sector- 90, Gurugram,.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of Dwelling Units sanctione d	No. of Dwelling Units constructe d	No. of Floors	FAR Sanctioned		FAR Achieved	
				Area in Sqm.	%	Area in Sqm.	%
Tower-J	22	22	Ground Floor to 11 th Floor	3472.854	7.731	3341.166	7.438
Convenient Shopping			On Ground only	186.194	0.414	186.181	0.414
Nursery School			On Ground only	203.48		230.00	
2 No's Security Cabins				--		12.761	

The revised detail of FAR for occupation certificate granted vide this office Memo No. 21731 dated 07.10.2016 of Tower -A, B, C, D, E, F, G, H & EWS Block is as under:-

Tower/ Block No.	Floors	Sanctioned FAR		FAR Achieved	
		Area in Sqm.	%	Area in Sqm.	%
A	Stilt /Ground Floor to 16 th Floor	8024.430	17.864	8041.16	17.901
B	Stilt /Ground Floor to 18 th Floor	9061.956	20.174	9111.308	20.283
C	Stilt /Ground Floor to 28 th Floor	14066.722	31.315	14152.792	31.507
D	Stilt /Ground Floor to 28 th Floor	14036.376	31.247	14085.728	31.357
E	Stilt /Ground Floor to 18 th Floor	9061.956	20.174	9111.469	20.284
F	Stilt /Ground Floor to 18 th Floor	5622.204	12.516	5630.584	12.535
G	Stilt /Ground Floor to 18 th Floor	5622.204	12.516	5634.407	12.543
H	Stilt /Ground Floor to 18 th Floor	5622.204	12.516	5630.584	12.535
EWS	Stilt /Ground Floor to 6 th Floor	2583.976	5.753	2485.306	5.533

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. Gurdatt Singh Gill, M.Tech. (Structure), 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 ₹ 30,58,563 /- 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/2012/249 dated 30.12.2012.
11. That you shall comply with all conditions laid down in the FS/2018/125 dated 18.09.2018, FS/2018/126 dated 18.09.2018 & Memo. No. FS/2018/185 dated 14.12.2018 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 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.

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

Endst. No. ZP-587/AD(RA)/2018 531

Dated: - 08-01-19

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/2018/125 dated 18.09.2018, FS/2018/126 dated 18.09.2018 & Memo. No. FS/2018/185 dated 14.12.2018, 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. 219910 dated 21.11.2017.
3. Superintending Engineer (HQ), HSVP, Panchkula with reference to his office memo no. 218633 dated 20.11.2017.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 586 dated 18.01.2018 & 8458 dated 01.12.2018.
5. District Town Planner, Gurugram with reference to his office endst. No. 354 dated 11.01.2018 & 12695 & 21.11.2018.
6. ✓ Nodal Officer, website updation.



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