

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

Sh. Amit & others,
in collaboration with Tulip Infratech Pvt. Ltd.,
76,G, Sector-18,
Gurugram-122015.

Memo No. ZP-663/SD(DK)/2019/

15983

Dated: -

05-07-2019

Whereas Sh. Amit & others in collaboration with Tulip Infratech Pvt. Ltd. has applied for the issue of an occupation certificate on 26.11.2018 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 78 of 2010 dated 15.10.2010.
- Total area of the Group Housing Colony measuring 25.44 acres.
- Sector-69 & 70, Gurugram Manesar Urban Complex.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of Dwelling Units constructed	No. of Floors	FAR Sanctioned		FAR Achieved	
			Area in Sqm.	%	Area in Sqm.	%
Block-A3	60	Ground Floor to 14 th Floor	8485.86	8.339	8485.86	8.339
Block-A6	60	Ground Floor to 14 th Floor	8453.56	8.307	8453.56	8.307
Block-A7	60	Ground Floor to 14 th Floor	8485.91	8.339	8485.91	8.339
Block-A14	60	Ground Floor to 14 th Floor	8485.91	8.339	8485.91	8.339
Block-B1	20	Ground Floor to 4 th Floor	2194.906	2.157	2194.906	2.157
Block-B2	20	Ground Floor to 4 th Floor	2196.073	2.158	2196.073	2.158
Block-B5	20	Ground Floor to 4 th Floor	2191.443	2.154	2191.443	2.154
Block-B6	20	Ground Floor to 4 th Floor	2193.416	2.155	2193.416	2.155
Block-B7	20	Ground Floor to 4 th Floor	2190.923	2.153	2190.923	2.153
Block-B11	20	Ground Floor to 4 th Floor	2190.923	2.153	2190.923	2.153
Convenient Shopping		Only Ground Floor	508.68	0.500	508.68	0.500
Community Building		Ground Floor to 1 st Floor	329.55	0.324	329.55	0.324
Total	360 Main Dwelling Units		47907.154	47.078	47907.154	47.078
Non-FAR Area						
			Sanctioned		Achieved	
Basement			61718.511 Sqm.		6473.97 Sqm. (48557.903 Sqm. already OC granted on 31.03.2017) Total achieved area = 55031.87 Sqm.	

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. P.K. Kulshreshtha, M-Tech.(Structure), Public Health Functional reports received from 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 ₹ 10,70,712/- 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 Clearances issued by State Environment Impact Assessment Authority, Haryana vide No. SEIAA/HR/2016/207 dated 15.03.2016.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2019/78 dated 03.04.2019 of the Director General, Fire Services, Haryana, Panchkula & memo no. MCG/FS/ADFO/2019/1597 dated 11.05.2019 of the Asstt. Divisional Fire Officer, Municipal Corporation, Gurugram 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-663/SD(DK)/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 Memo. No. FS/2019/78 dated 03.04.2019 and Asstt. Divisional Fire Officer, Municipal Corporation, Gurugram with reference to his office memo no. MCG/FS/ADFO/2019/1597 dated 11.05.2019 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. 69257 dated 15.09.2016 & memo no. 30968 dated 14.02.2019.
3. Senior Town Planner, Gurugram with reference to his office memo. No. 1069 dated 26.02.2019.
4. District Town Planner(P), Gurugram with reference to his office Endst. No. 1799 dated 23.02.2019.
5. District Town Planner (Enf.), Gurugram.
6. Nodal Officer, website updation.

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