

REGD.

FORM BR-VII
(See Code 4.10(2), (4) and (5))
Form of Occupation Certificate

From

Director,
Town & Country Planning Department,
Nagar Yojana Bhavan, Plot No. 3, Block-A,
Sector-18-A, Madhya Marg, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com, Website www.tcpharyana.gov.in

To

Shiva Profins Pvt. Ltd.,
77, SS House, Sector-44,
Gurugram-122003.

Memo No. ZP-836/SD(DK)/2021/ 21036 Dated: 24-08-2021

Whereas Shiva Profins Pvt. Ltd. has applied for the issue of an occupation certificate on 18.06.2021 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 81 of 2011 dated 16.09.2011.
- Total area of the Group Housing Colony measuring 11.093 acres.
- Sector-85, Gurugram Manesar Urban Complex.
- 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-B-1	26	26	Stilt Floor to 14 th Floor	4164.760	9.277	4177.044	9.305
Block-B-2	26	26	Stilt Floor to 14 th Floor	4164.760	9.277	4177.044	9.305
Block-B-3	22	22	Stilt Floor to 12 th Floor	4068.931	9.064	3998.478	8.907
Block-B-4	22	22	Stilt Floor to 12 th Floor	4068.931	9.064	3998.478	8.907
Block-B-5	22	22	Stilt Floor to 12 th Floor	4068.931	9.064	3998.478	8.907
Block-B-6	22	22	Stilt Floor to 12 th Floor	4068.931	9.064	3998.478	8.907
EWS Block	45	26	Stilt Floor to 2 nd Floor	911.704	2.031	727.112	1.620
Community Building			Ground Floor to 1 st Floor	914.263	2.037	1332.362	2.968
Convenient Shopping			Ground Floor	188.570	0.420	188.157	0.419
Total	140 Main Dwelling Units & 26 EWS Flats			26619.781	59.298	26595.631	59.245
Non-FAR Area in Sqm.							
				Sanctioned		Achieved	
Upper Basement				15015.858		24647.661	
Lower Basement				16750.757		16103.531	
Swimming Pool				0.00		200.00	
Guard Room				0.00		9.00	

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Fire Station Officer, MC, Gurugram, Environment Clearance issued State Environment Impact Assessment Authority Haryana, Panchkula, Structure Stability Certificate given by Er. R.K. Singh, M.Tech. (Structure), Public Health


functional reports received from Chief Engineer-I, HSVP, Panchkula and after charging the composition charges amount of ₹ 21,65,847/- 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/competent authority 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 HSVP/competent authority 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 Clearances issued by State Environment Impact Assessment Authority Haryana, Panchkula vide No. SEIAA/HR/2014/634 dated 28.04.2014 & memo no. SEIAA/HR/2021/209 dated 25.02.2021.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2021/30 dated 08.07.2021 of the Fire Station Officer, MC, Gurugram with regard to fire safety measures.
12. That you shall comply with all the conditions laid down in Form-D issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana, HSVP 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. The occupation certificate for the aforesaid Towers/Block is granted subject to the following conditions:-

- (i) That you shall submit the report from Superintending Engineer (Planning), HVPNL, Panchkula regarding provisioning of electrical infrastructure within 90 days from issue of this occupation certificate.
- (ii) That you shall obtain the amended Environment Clearance before applying the occupation certificate of remaining towers/buildings.
- (iii) That you shall get functional the second lift in each tower and submit the compliance report in the office of DTP, Gurugram within a period of 30 days from the issuance of this occupation certificate.
- (iv) That you shall submit the NOC from the competent authority before utilizing the Swimming Pool.

19. 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-836/SD(DK)/2021/_____

Dated: -_____

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

1. Member Secretary, State Level Environment Impact, Assessment Authority Haryana, Panchkula w.r.t. NOC issued vide no. SEIAA/HR/2014/634 dated 28.04.2014 & memo no. SEIAA/HR/2021/209 dated 25.02.2021 and compliance of condition no. 18(iii) by colonizer.
2. The Fire Station Officer, MC, Gurugram with reference to his office Memo. No. FS/2021/30 dated 08.07.2021 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.
3. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 126809 dated 20.07.2021 & memo no. 126827 dated 20.07.2021.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 3260 dated 16.07.2021.
5. Superintending Engineer (Planning), HVPNL, Sector-6, Panchkula in-continuation to this office endst. no. 14315 dated 18.06.2021 and compliance of condition no. 18 (ii) by the colonizer.
6. District Town Planner, Gurugram with reference to his office Endst. No. 6735 dated 14.07.2021.
7. District Town Planner (Enf.), Gurugram.
8. Nodal Officer, website updation.


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