

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

✓
Experion Developers Pvt. Ltd.,
F-9, 1st Floor, Manish Plaza-1,
Plot No. 7, MLU, Sector-10, Dwarka,
New Delhi-110075.

MemNo. ZP-595-Vol-II/SD(DK)/2022/ 26145 Dated: 29-08-2022

Whereas Experion Developers Pvt. Ltd. has applied for the issue of an occupation certificate on 29.12.2020 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 21 of 2008 dated 08.02.2008 & Licence No. 28 of 2012 dated 07.04.2012.
- Total area of the Group Housing Colony measuring 23.431 acres.
- Sector-112, 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.	%
T6 (Type-D)	7	7	Ground Floor to 7 th Floor	3006.486	3.171	3164.337	3.337
T9 (Type-D)	7	7	Ground Floor to 7 th Floor	3006.486	3.171	3164.337	3.337
T10 (Type-C)	6	6	Ground Floor to 7 th Floor	2526.403	2.664	2608.175	2.751
T11 (Type-E)	7	7	Ground Floor to 7 th Floor	2959.987	3.121	2955.823	3.117
Total	27 Main Dwelling Units			11499.362	12.127	11892.672	12.542
Non-FAR Area in Sqm.							
Description		Tower/ Block No.		Sanctioned		Achieved	
Mumty area		T6 (Type-D)		-		57.22	
		T9 (Type-D)		-		57.22	
		T10 (Type-C)		-		56.64	
		T11 (Type-E)		-		16.18	

I hereby grant permission for the occupation of the said buildings, after considering NOCs from fire safety issued by Director General, Fire Service, Haryana, Panchkula, Environment Clearance issued by State Environment Impact Assessment Authority Haryana, Panchkula, Structure Stability Certificate given by Sh. Mankani Venkatesh Krishna Reddy, M.Tech.(Structure), Public Health Functional reports

received from Chief Engineer-I, HSVP, Panchkula and after charging the composition charges amount of ₹ 4,94,51,932/- 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/2012/488 dated 27.12.2012 & memo no. SEIAA/HR/2018/80 dated 08.02.2018.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2019/181 dated 11.07.2019 of the Director General, Fire Service, Haryana, Panchkula 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. That you shall abide by the order passed by Hon'ble Punjab and Haryana High Court in CWP No. 23526 of 2021 as per your undertaking dated 17.12.2021.
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-595-Vol-II/SD(DK)/2022/_____ Dated: -_____

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

1. The Director General, Fire Service, Haryana, Panchkula with reference to his office Memo. No. FS/2019/181 dated 11.07.2019 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. 53854 dated 25.03.2021 & memo no. 54663 dated 26.03.2021.
3. Senior Town Planner, Gurugram with reference to his office memo. No. 1586 dated 26.03.2021.
4. Superintending Engineer (Planning), HVPNL, Sector-6, Panchkula w.r.t. his office memo no. Ch-9/SE/PLG/File No. 34/DH/102 dated 07.01.2022.
5. District Town Planner, Gurugram with reference to his office Endst. No. 2926 dated 22.03.2021.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer, website updation.


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

ORDER

Whereas, Occupation Certificate was granted for Tower-T3, T4, T16, T17, Villas-V1, V4, V5, Townhouses-TH1, TH4, TH5, TH6, TH7, TH8, TH9, TH10 & TH11 and Basement vide this office memo no. 6339 dated 09.03.2022 in the Group Housing Colony area measuring 23.431 acres (Licence No. 21 of 2008 dated 08.02.2008 & Licence No. 28 of 2012 dated 07.04.2012) in Sector-112, Gurugram and DOD for these building was filed on 10.06.2022. While granting the said occupation certificate, condition was imposed that you shall comply with the provision of the Haryana Apartment Ownership Act, 1983 and also file deed of declaration within the stipulated time period.

2. Whereas as per the provisions of Section 2 of Haryana Apartment Ownership Act, 1983 you were required to file deed of declaration (DOD) within a period of ninety days after obtaining occupation certificate under the rules framed under the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (41 of 1963).

3. Whereas, you have filed deed of declaration in respect of occupation certificate dated 09.03.2022 with a delay of 02 days. Hence, you have violated the provisions of Haryana Apartment Ownership Act, 1983.

4. Whereas, you have requested vide application dated 08.07.2022 to compound the delay in filling the DOD in respect of occupation certificate dated 09.03.2022 as per the provision of Section 24 C of Haryana Apartment Ownership Act, 1983 and as per policy dated 15.03.2013. An amount of ₹ 1,00,000/- on account of composition fee stands deposited.

5. The composition fee deposited is in order as per policy dated 15.03.2013. Accordingly, in exercise of power conferred by Section-24C of the Haryana Apartment Ownership Act, 1983, I hereby consider your request for composition of offence and order to compound the aforesaid offence of delay in filing the Deed of Declaration.

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

Endst. No. ZP-595-II/SD(DK)/2021/26153 Dated: 29/08/22

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

1. Experion Developers Pvt. Ltd., F-9, 1st Floor, Manish Plaza-1, Plot No. 7, MLU, Sector-10, Dwarka, New Delhi-110075.
2. Chief Accounts Officer of this Directorate.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram

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