

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.

Memo No. ZP-595-Vol-II/SD(DK)/2022/ 6339 Dated: 09-03-2022

Whereas Experion Developers Pvt. Ltd. has applied for the issue of an occupation certificate on 08.04.2019 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.	%
T3	7	7	Ground Floor to 7 th Floor	2933.101	3.093	3005.706	3.170
T4	7	7	Ground Floor to 7 th Floor	2959.987	3.122	2955.823	3.117
T16	7	7	Ground Floor to 7 th Floor	2933.101	3.093	3005.706	3.170
T17	7	7	Ground Floor to 7 th Floor	3006.486	3.171	3074.592	3.242
Villa-V1	1	1	Ground Floor to 2 nd Floor	448.557	0.473	448.64	0.473
Villa-V4	1	1	Ground Floor to 2 nd Floor	448.557	0.473	448.64	0.473
Villa-V5	1	1	Ground Floor to 2 nd Floor	448.557	0.473	448.64	0.473
Townhouse TH1	1	1	Ground Floor to 2 nd Floor	413.998	0.437	403.014	0.425
Townhouse TH4	1	1	Ground Floor to 2 nd Floor	413.998	0.437	403.014	0.425
Townhouse TH5	1	1	Ground Floor to 2 nd Floor	413.998	0.437	403.014	0.425
Townhouse TH6	1	1	Ground Floor to 2 nd Floor	413.998	0.437	403.014	0.425
Townhouse TH7	1	1	Ground Floor to 2 nd Floor	413.998	0.437	403.014	0.425
Townhouse TH8	1	1	Ground Floor to 2 nd Floor	413.998	0.437	403.014	0.425
Townhouse TH9	1	1	Ground Floor to 2 nd Floor	413.998	0.437	403.014	0.425
Townhouse TH10	1	1	Ground Floor to 2 nd Floor	413.998	0.437	403.014	0.425
Townhouse TH11	1	1	Ground Floor to 2 nd Floor	413.998	0.437	403.014	0.425
Total	40 Main Dwelling Units			16904.328	17.831	17014.873	17.943

Non-FAR Area in Sqm.			
		Sanctioned	Achieved
Basement	Villas V1	138.076	146.361
	Villas V4	138.076	146.361
	Villas V5	138.076	146.361
	Townhouse TH1	109.136	110.759
	Townhouse TH4	109.136	110.759
	Townhouse TH5	109.136	110.759
	Townhouse TH6	109.136	110.759
	Townhouse TH7	109.136	110.759
	Townhouse TH8	109.136	110.759
	Townhouse TH9	109.136	110.759
	Townhouse TH10	109.136	110.759
	Townhouse TH11	109.136	110.759
Stilt	Tower-T3	207.572	260.679
	Tower-T4	228.951	260.931
	Tower-T16	207.572	260.679
	Tower-T17	211.363	258.395

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Director General, Fire Service, Haryana, Panchkula, Environment Clearance issued State Environment Impact Assessment Authority Haryana, Panchkula, Structure Stability Certificate given by Sh. Puneet Kumar, ME (Structure), Public Health Functional reports received from Chief Engineer-I, HSVP, Panchkula and after charging the composition charges amount of ₹ 21,37,596/- 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. DFS/Supdt/2017/689/84081 dated 17.11.2017 & 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. DFS/Supdt/2017/689/84081 dated 17.11.2017 & 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. 140540 dated 05.08.2019 & memo no. 140390 dated 05.08.2019.
3. Senior Town Planner, Gurugram with reference to his office memo. No. 5547 dated 07.11.2019 and memo no. 3432 dated 28.07.2021.
4. Superintending Engineer (Planning), HVPNL, Sector-6, Panchkula w.r.t. his office memo no. Ch-21/SE/PLG/File No. 34/DH/94 dated 06.10.2021.
5. District Town Planner, Gurugram with reference to his office Endst. No. 10882 dated 31.10.2019 and memo no. 10332 dated 08.10.2021.
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.