

REGD.

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

From

Director,
Town & Country Planning Department, Haryana,
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

Sh. Naryan Singh and others,
in collaboration with Chirag Buildtech Pvt. Ltd.,
M-18, 3rd Floor, Greater Kailash II Market,
New Delhi-110048.

Memo No. ZP-1133/SD(DK)/2022/ 5333 Dated: 22-02-22

Whereas Sh. Naryan Singh and others in collaboration with Chirag Buildtech Pvt. Ltd. has applied for the issue of an occupation certificate on 09.08.2021 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 17 of 2016 dated 25.10.2016.
- Total area of the Affordable Group Housing Colony measuring 5.04375 acres.
- Sector-95, 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.	%
Tower-A	116	116	Ground/Stilt Floor to 14 th Floor	7592.325	38.746	7575.609	38.661
Tower-B	116	116	Ground/Stilt Floor to 14 th Floor	7592.325	38.746	7575.609	38.661
Tower-C	116	116	Ground/Stilt Floor to 14 th Floor	7592.325	38.746	7575.609	38.661
Tower-D	116	116	Ground/Stilt Floor to 14 th Floor	7592.325	38.746	7575.609	38.661
Tower-E	116	116	Ground/Stilt Floor to 14 th Floor	7592.325	38.746	7575.609	38.661
Tower-F	168	168	Ground/Stilt Floor to 14 th Floor	6655.03	33.963	6655.03	33.963
Total	748	748		44616.655	227.693	44533.075	227.268
Commercial Block			G+2 nd Floor	1449.361	177.519	1448.121	177.367
Non-FAR Area in Sqm.							
		No. of Floors		Sanctioned		Achieved	
Community Building		Ground Floor		217.674		217.674	
Anganwadi-cum-Creche		Ground Floor		217.674		217.674	
Tower-A		Stilt area		253.779		253.779	
Tower-B				253.779		253.779	
Tower-C				253.779		253.779	
Tower-D				253.779		253.779	
Tower-E				253.779		253.779	
Tower-F				224.805		224.805	
Tower-A		Mumty area		47.06		46.866	

Tower-B		47.06	46.866
Tower-C		47.06	46.866
Tower-D		47.06	46.866
Tower-E		47.06	46.866
Tower-F		46.39	46.39
Tower-A	Machine room area	59.63	41.385
Tower-B		59.63	41.385
Tower-C		59.63	41.385
Tower-D		59.63	41.385
Tower-E		59.63	41.385
Tower-F		59.63	59.63
	Total	2568.518	2476.323
Commercial Block	Mumty & Machine Room	65.589	
	Water tank	25.38	
	Guard Room	5.488	

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 by State Environment Impact Assessment Authority, Haryana, Structure Stability Certificate given by Sh. Santosh Yadav, 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 ₹ 2,81,129/- 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 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/State Government 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 Vide No. SEIAA/HR/2017/659 dated 09.10.2017.

11. That you shall comply with all conditions laid down in the Memo. No. FS/2021/133 dated 12.11.2021 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. 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.
19. Any violation of the above said conditions shall render this occupation certificate null and void.



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

Endst. No. ZP-1133/SD(DK)/2022/_____

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/2017/659 dated 09.10.2017.
2. The Fire Station Officer, MC, Gurugram with reference to his office Memo. No. FS/2021/133 dated 12.11.2021 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. 195835-36 dated 16.11.2021.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 6280 dated 24.12.2021.
5. Superintending Engineer (Planning), HVPNL, Sector-6, Panchkula w.r.t. this office endst. no. 24985 dated 01.10.2021 and memo no. 452 dated 07.01.2022 and compliance of condition no. 18 by the colonizer.
6. District Town Planner, Gurugram with reference to his office Endst. No. 13500 dated 22.12.2021.
7. District Town Planner (Enf.), Gurugram.
8. Nodal Officer, website updation.


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