

REGD.

FORM BR-VIII
(See Code 23(2), (4) and (5))
Form of Occupation Certificate

From

Director General,
Town & Country Planning Department,
Haryana, Chandigarh.
SCO-71-75, Sector-17-C, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
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To

Pioneer Urban Land & Infrastructure Ltd.,
Paras Downtown Centre, Floor-7,
Golf Course Road, Sector-53,
Gurgaon-122002.

Memo No. ZP-338-A/SD(BS)/2016/_____

Dated:-_____

Whereas Pioneer Urban Land & Infrastructure Ltd. has applied for the issue of an occupation certificate in respect of the buildings described below, after considering Fire NOC issued by Director, Fire Services, Haryana, Structure Stability Certificate given by Dr. Vinod Jain, BE(Civil) with Ph.D. (Structure), Public Health Functional report from SE, HUDA, CA, HUDA & Certificate of Registration of lift, I hereby grant permission for the occupation of the said buildings after charging the composition charges amounting to ₹ 20,37,556/- 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 be fully responsible for supply of water as per norms till such time the colony is handed over after final completion. Till a regular piped supply is made available to the colony by HUDA, as agreed by you, you shall bring the potable water through tankers. Further, you will not charge extra charges from allottees more than the charges levied by HUDA for providing the water. You shall apply for water connection within 15 days, whenever the regular piped supply line is laid by HUDA upto colony.
4. That you shall be solely responsible for disposal of sewerage and storm water of your colony till such time these services are made available by HUDA/State Government as per their scheme.
5. That you shall obtain the connection for disposal of sewerage and drainage from HUDA within 15 days after laying the services to the point of external services on payment of prescribed fee and charges including the cost of such connection. You shall also maintain the internal services to the satisfaction of the Director till the colony is handed over after granting final completion.
6. 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.
7. That you shall maintain roof top rain water harvesting system properly and keep it operational all the time.
8. The basements and stilt shall be used as per provisions of approved zoning plan and building plans.
9. That the outer facade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
10. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
11. That you shall comply with all the stipulations mentioned in the Environment clearance issued by Government of India, Ministry of Environment & Forest, Haryana Vide No. 21-1054/2007-IA III dated 27.05.2008.
12. That you shall comply with all conditions laid down in the Memo. No. DFS/FA/328/2016/28564 dated 18.03.2016 of the Director, Haryana Fire Service, Haryana, Panchkula with regard to fire safety measures.
13. 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, Gurgaon.
14. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
15. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.
16. 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.
17. 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.
18. 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.
19. That you shall submit the approval of Chief Electrical Inspector, Haryana showing the electric installation within one month from the issuance of occupation certificate.

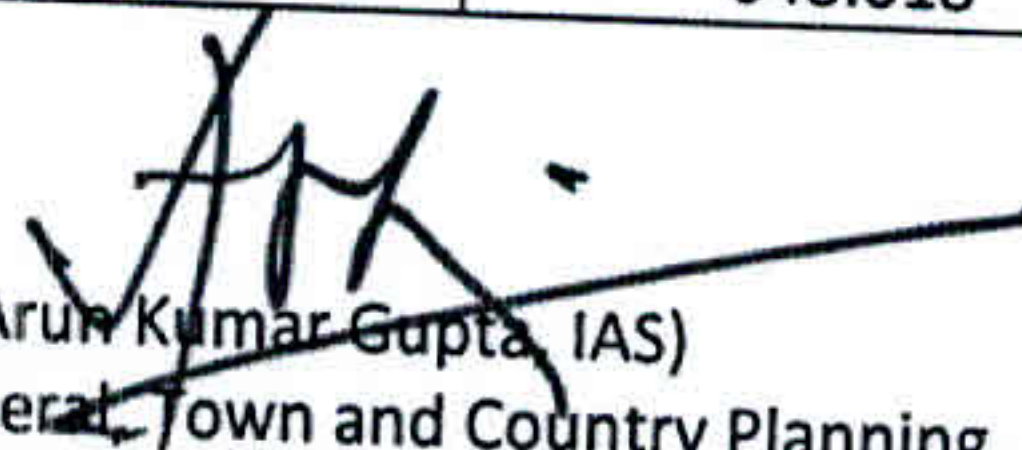
20. That you shall submit the certificate of Chief Electrical Inspector, Haryana regarding installation of electric as per approval within one month from the issuance of occupation certificate
21. Any violation of the above said conditions shall render this occupation certificate null and void.

DESCRIPTION OF BUILDING

City: Gurgaon:-

- Licence No. 242 of 2007 dated 25.10.2007.
- Total area of the Group Housing Colony measuring 24.59375 acres.
- Sector-61, Gurgaon Manesar Urban Complex.
- Occupation certificate is granted for following tower as per following details:-

Tower/ Block No.	No. of Dwelling Units	No. of Floors	FAR Sanctioned		FAR Achieved	
			%	Area in Sq.m.	%	Area in Sq.m.
Tower-B	111	Ground Floor, 1 st Floor to 27 th Floor	19.286	16388.806	19.267	16371.948
Tower-C	131	Ground Floor, 1 st Floor to 32 nd Floor	24.622	20923.155	24.581	20888.215
Tower-D	95	Ground Floor, 1 st Floor to 23 rd Floor	15.854	13472.226	15.870	13485.891
Tower-G	68	Ground Floor, 1 st Floor to 16 th Floor	16.089	13671.992	16.121	13699.336
Tower-H	88	Ground Floor, 1 st Floor to 21 st Floor	20.753	17635.162	20.797	17672.086
Tower-L	88	Ground Floor, 1 st Floor to 21 st Floor	11.829	10052.131	11.898	10110.174
Tower-M & N	40	Ground Floor, 1 st Floor to 9 th Floor	10.700	9092.617	10.739	9125.16
Upper Basement						
Phase-I						
Phase-II				23887.437		23887.437
Lower Basement				9225.717		9225.717
Phase-I						
Phase-II				23887.437		23887.437
Basement EWS				9225.717		9225.717
						648.018



 (Arun Kumar Gupta, IAS)
 Director General, Town and Country Planning,
 Haryana, Chandigarh.

Endst. No. ZP-338-A/SD(BS)/2016/ 18630

Dated:- 2/9/16

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

1. The Director, Haryana Fire Services, Haryana Panchkula with reference to his office Memo No. DFS/FA/328/2016/28564 dated 18.03.2016 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 Gurgaon for the high-rise buildings and concerned Fire Officer will be personally responsible for any lapse/violation.
2. CA, HUDA, Panchkula with reference to his office memo no. 3327/6835 dated 17.03.2016.
3. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 260/13127 dated 23.05.2016.
4. Senior Town Planner, Gurgaon with reference to his office memo. No. 898 dated 04.07.2016.
5. District Town Planner, Gurgaon with reference to his office Endst. No. 2851 dated 23.06.2016.
6. District Town Planner (Enf.), Gurgaon.
7. Nodal Officer, website updation.
8. Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana, HUDA Primary School Building, Block-C-2, Sushant Lok-I, Gurgaon.
9. Dr. Vinod Jain, BE(Civil) with Ph.D. (Structure), Vintech Consultants, C-35, Pamposh Enclave, G.K.I, New Delhi-48.


 District Town Planner (HQ),
 For Director General, Town and Country Planning,
 Haryana, Chandigarh.