

REGD.

FORM BR-VII
(See Code 4.11(2), (4) and (5))
Form of Occupation Certificate

From

Director,
Town & Country Planning Department,
Haryana, SCO-71-75, Sector-17-C, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana3@gmail.com
Website www.tcpharyana.gov.in

To

Pioneer Urban Land and Infrastructure Pvt. Ltd,
Paras Down Town Centre, 7th Floor,
Golf Course Road, Sector-53,
Gurugram.

Memo No. ZP-338-A/SD(BS)/2017/_____

Dated: - _____

Whereas Pioneer Urban Land and Infrastructure Pvt. Ltd. has applied for the issue of an occupation certificate in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

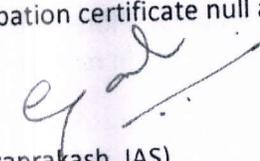
- Licence No. 242 of 2007 dated 25.10.2007.
- Total area of the Group Housing Colony measuring 24.59375 acres.
- Sector-61, Gurugram.
- Indicating description of building, covered area, towers, nature of building etc.

Block No.	No. of Floors	FAR Sanctioned		FAR Achieved	
		%	Area in Sqm.	%	Area in Sqm.
Community Building	Ground Floor + terrace	0.879	747.783	0.834	708.845
Convenient Shops	Ground Floor	0.494	420.00	0.4947	420.385
Basement EWS		668.725		655.562	

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Commissioner, Municipal Corporation, Gurugram, Environment Clearance issued by Ministry of Environment & Forests, Government of India, Structure Stability Certificate given by Dr. ViOND Jain, M-Tech Structure & Ph. D. (Structure), Public Health Functional reports received from Superintending Engineer (HQ), HUDA, Panchkula & Chief Engineer-I, HUDA, Panchkula and after charging the composition charges amount of ₹ 4,74,534/- 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 spaces 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 HUDA 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 HUDA/State Government as per their scheme.
5. 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.
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 clearance issued by Ministry of Environment & Forests, Government of India Vide No. 21-1054/2007-IA.III dated 27.05.2008.
11. That you shall comply with all conditions laid down in the Memo. No. MCG/FS/SFSO/2017/181 dated 08.04.2017 of the Commissioner, Municipal Corporation, Gurugram with regard to fire safety measures.
12. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.
13. 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.
14. 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.
15. 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.
16. Any violation of the above said conditions shall render this occupation certificate null and void.

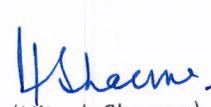

 (T.L. Satyaprakash, IAS)
 Director, Town and Country Planning,
 Haryana, Chandigarh.

Endst. No. ZP-228-A/SD(BS)/2017/ 9789

Dated: - 15-05-2017

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

1. The Commissioner, Municipal Corporation, Gurugram with reference to his office Memo No. MCG/FS/SFSO/2017/181 dated 08.04.2017 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, HUDA, Panchkula with reference to his office memo no. 57231 dated 30.08.2016.
3. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 51279 dated 19.08.2016.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 1473 dated 14.12.2016.
5. District Town Planner, Gurugram with reference to his office Endst. No. 5662 dated 05.12.2016.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer, website updation.


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