

REGD.

FORM BR-VI

[See Rule-47 (1)]

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO-71-75, SECTOR-17-C, CHANDIGARH.

Tele-Fax: 0172-2548475; Tel.: 0172-2549851, E-mail: tcphry@gmail.com

Website www.tcpharyana.gov.in

Memo No. ZP-304/SD(BS)/2016/_____

Dated:-_____

To

Gupta Promoters Pvt. Ltd.,
Corporate Office: 84, Tower-A,
Signature Tower, South City-I,
Gurgaon-122001.

Where as Gupta Promoters Pvt. Ltd. has applied for the issue of an occupation certificate in respect of the buildings described below after considering Fire NOC by Director, Fire Services, Haryana, Structure Stability Certificate by Sh. Maqsd E Nazar, M.Tech (Structures), Ph.D. (Structures), Public Health Functional report from CA, HUDA & Certificate of Registration of lift. I hereby grant permission for the occupation of the buildings after charging the composition charges amounting to ₹ 10,12,250/- for the variations vis-à-vis approved building plans subject to the 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. Any violations of this condition shall render this occupation certificate null and void.
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 to 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 you shall comply with all conditions laid down in the Memo. No. MCG/FS/SFSO/2015/1366 dated 08.05.2015 of the Commissioner, Municipal Corporation, Gurgaon with regard to fire safety measures.
10. 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.
11. That you shall comply with all the stipulations mentioned in the Environment clearance issued by State Environment Impact Assessment Authority Department of Environment, Haryana, Chandigarh vide No. DEH/09/SEIAA/94 dated 01.04.2009.
12. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
13. That the outer facade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
14. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
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 used Light-Emitting Diode lamps (LED) for internal lighting, so as to conserve energy.
17. That you shall apply for connection for services 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 the Service Plans/Estimates for electrical infrastructure shall be submitted to the concerned authority within sixty days of this approval and submit the approval of the same to the Department before applying the completion certificate of the colony under Rule-16 of the Haryana Development and Regulation of Urban Areas Rules, 1976.

DESCRIPTION OF BUILDING

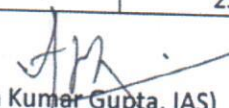
City: Dharuhera:-

- Licence No. 236 of 2007 dated 22.10.2007.
- Total area of the Group Housing Colony measuring 10.906 acres.
- Sector-70, Gurgaon Manesar Urban Complex.
- Occupation certificate is granted for following towers as per following details:-

Tower/Block No.	No. of Dwelling Units	Height/Floor	FAR Sanctioned		FAR Achieved	
			%	Area in Sqm.	%	Area in Sqm.
Tower-10	42	33.90 /G+10	8.332	3677.537	8.332	3677.537
Tower-11	42	33.90 /G+10	8.332	3677.537	8.332	3677.537
Community Building		4.55 metres	0.849	374.551	0.874	385.688
Convenient Shopping		11.50 metres	0.498	219.925	0.498	219.925
Total	84		18.011	7949.55	18.036	7960.687

Detail of earlier granted occupation certificate vide this office Memo No. 16972 dated 01.08.2014 is as below:-

Tower/Block No.	Number of units	Height/G+	FAR Sanctioned		FAR Achieved	
			%	Area in Sqm.	%	Area in Sqm.
1	30	50.55/G+15	14.811	6537.08	14.811	6537.08
2 & 3	96	49.65/G+15	32.783	14469.156	32.783	14469.156
4 & 5	128	49.65/G+15	33.943	14980.804	34.017	15013.544
6,7,8 & 9	204	52.65/G+15	69.645	30737.832	69.645	30737.832
EWS	96	16.00/G+4	5.114	2257.084	5.114	2257.084
Grand Total	638		174.307	76931.506	174.406	76975.383
Basement			25128.434		25128.434	



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

Endst. No. ZP-304/SD(BS)/2016/ 7083

Dated:- 7/4/2016

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

1. CA, HUDA, Panchkula with reference to his office memo no. 1951/3427 dated 11.02.2016.
2. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 01 dated 04.01.2016.
3. Senior Town Planner, Gurgaon with reference to his office memo. No. 104 dated 01.02.2016.
4. District Town Planner, Rewari with reference to his office Endst. No. 552 dated 21.01.2016.
5. The Commissioner, Municipal Corporation, Gurgaon with reference to his office Memo. No. MCG/FS/SFSO/2015/1366 dated 08.05.2015 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.
6. Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana, HUDA Primary School Building, Block-C-2, Sushant Lok-I, Gurgaon.
7. Sh. Maqsd E Nazar, Degree & Registration No. AM/089710/0, G-70, 2nd Floor, Jaswant Plaza, Near Kalindi Kunj, Main Sarita Vihar Road, Okhla, New Delhi-110025.
8. Nodal Officer, website updation.


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