

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: tcpharyana4@gmail.com
Website www.tcpharyana.gov.in

To

Consolidate Realtors Pvt. Ltd.,
Office No. 1221 A, Devika Tower, 12th Floor,
Nehru Place, New Delhi-110019.

Memo No. ZP-748/SD(BS)/2017/_____

Dated:-_____

Whereas Consolidate Realtors Pvt. Ltd. has applied for the issue of an occupation certificate in respect of the buildings described below:-

DESCRIPTION OF BUILDING

City: Gurugram:-

- License No. 53 of 2011 dated 10.06.2011.
- Total area of the Group Housing Colony measuring 13.344 acres.
- Sector-67, Gurugram Manesar Urban Complex.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of Dwelling Units	No. of Floors	FAR Sanctioned		FAR Achieved	
			%	Area in Sqm.	%	Area in Sqm.
Tower-1 (Type-A1)	49	Stilt/Ground Floor, 1 st Floor to 23 rd Floor	18.380	9925.554	18.893	10202.393
Tower-2, 3, 6 & 9 (Type-C1)	168	Stilt/Ground Floor, 1 st Floor to 18 th Floor	48.650	26271.652	50.346	27187.22
Tower- 4 (Type-C2)	50	Stilt/Ground Floor, 1 st Floor to 22 nd Floor	14.474	7815.869	14.970	8083.946
Tower-5 (Type-B1)	46	Stilt/Ground Floor, 1 st Floor to 20 th Floor	13.605	7347.096	14.058	7591.357
Tower-7 (Type-D)	88	Stilt/Ground Floor, 1 st Floor to 29 th Floor	32.351	17469.816	29.392	15871.946
Tower-8 (Type-B2)	58	Stilt/Ground Floor, 1 st Floor to 26 th Floor	17.187	9281.112	17.742	9581.143
Tower-10 (Type-A2)	53	Stilt/Ground Floor, 1 st Floor to 25 th Floor	20.001	10800.897	20.550	11097.364
EWS Block	106	Ground Floor, 1 st Floor to 4 th Floor	4.379	2364.519	4.926	2660.134
Community Building		Ground Floor & 1 st Floor	1.967	1062.361	1.952	1054.176
Convenient Shopping		Ground Floor	0.499	269.653	0.498	268.869
Toilet near Shopping				0.00	0.014	7.596
Staircase on surface						
Guard room						
Viewing Deck bridge and Canopy						
Service room						
HT Meter room						
Lower Basement				25712.574		25712.574
Upper Basement				24457.483		24457.483

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Director, Fire Services, Haryana, Panchkula, Environment Clearance issued by State Environment Impact Assessment Authority, Haryana, Structure Stability Certificate given by Sh. Raj Singh Mor, ME Structure, Public Health Functional reports received from Superintending Engineer (HQ), HUDA, Panchkula & Chief Engineer-II, HUDA, 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 ₹ 34,29,469/- 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 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 State Environment Impact Assessment Authority, Haryana Vide No. SEIAA/HR/2013/258 dated 17.06.2013.
11. That you shall comply with all conditions laid down in the Memo. No. DFS/FA/2017/516/2005 dated 01.03.2017 of the Director, Fire Services, Haryana, Panchkula with regard to fire safety measures.
12. 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, 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. Any violation of the above said conditions shall render this occupation certificate null and void.

(Vikas Gupta, IAS)

Director General, Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-748/SD(BS)/2017/ 5655

Dated:- 24/3/17

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

1. The Director, Fire Services, Haryana, Panchkula with reference to his office Memo No. DFS/FA/2017/516/2005 dated 01.03.2017 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-II, HUDA, Panchkula with reference to his office memo no. 49395 dated 20.03.2017.
3. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 29378 dated 16.02.2017.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 1315 dated 10.03.2017.
5. District Town Planner, Gurugram with reference to his office Endst. No. SW-1318 dated 23.02.2017.
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.