

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

Cogent Realtors Pvt. Ltd.,
C/o Manglam Multiplex Pvt. Ltd.,
GF-1, Vipul Plaza, Sector-54,
Gurugram-122002.

Memo No. ZP-809/ SD(BS)/2017/ _____

Dated: _____

Whereas Cogent Realtors Pvt. Ltd. in collaboration with Manglam Multiplex Pvt. Ltd. has applied for the issue of an occupation certificate in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

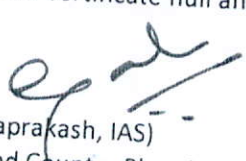
- Licenses No. 33 of 2012 dated 12.04.2012.
- Total area of the Group Housing Colony measuring 18.88125 acres.
- Sector-107, Gurugram Manesar Urban Complex.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of Dwelling Units	No. of Floors	FAR Sanctioned		FAR Achieved	
			%	Area in Sq.m.	%	Area in Sq.m.
Tower- B1	57	Stilt/Ground Floor, 1 st Floor to 14 th Floor	8.710	6559.941	8.645	6510.781
Tower B2	57	Stilt/Ground Floor, 1 st Floor to 14 th Floor	8.249	6212.361	8.201	6176.392
Tower- B3	56	Stilt/Ground Floor, 1 st Floor to 14 th Floor	8.150	6137.817	8.104	6103.112
Tower B4	58	Stilt/Ground Floor, 1 st Floor to 14 th Floor	8.870	6680.457	8.810	6634.738
Tower B5	58	Stilt/Ground Floor, 1 st Floor to 14 th Floor	8.226	6195.073	8.317	6263.771
Tower B6	58	Stilt/Ground Floor, 1 st Floor to 14 th Floor	8.226	6195.073	8.317	6263.771
Tower B7	57	Stilt/Ground Floor, 1 st Floor to 14 th Floor	8.731	6575.744	8.673	6532.185
Tower B8	56	Stilt/Ground Floor, 1 st Floor to 14 th Floor	8.641	6507.928	8.545	6435.552
Tower B9	57	Stilt/Ground Floor, 1 st Floor to 14 th Floor	8.764	6600.542	8.668	6528.004
EWS Block	176	Stilt/Ground Floor, 1 st Floor to 7 th Floor	6.573	4950.211	6.605	4974.697
Basement				39836.874		18050.108

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. Brijesh Mathur, B. Tech. (Civil), 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 ₹ 11,56,883/- 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/2014/307 dated 21.02.2014.
11. That you shall comply with all conditions laid down in the Memo. No. DFS/FA/2017/540/39181 dated 11.04.2017 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.



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

Endst. No. ZP-809/SD (BS)/2017/ 7681

Dated: 20-04-2017

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/2017/540/39181 dated 11.04.2017 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-II, HUDA, Panchkula with reference to his office memo no. 65160 dated 12.04.2017.
3. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 40597 dated 06.03.2017.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 46 dated 27.03.2017.
5. District Town Planner, Gurugram with reference to his office Endst. No. 2241 dated 23.03.2017.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer, website updation.


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