

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,
E-mail: tcpharyana3@gmail.com
Website www.tcpharyana.gov.in

To

Vatika Ltd.,
Vatika Tringle, Sushant Lok-I,
Block-A, MG Road,
Gurgaon.

Memo No. ZP-519/SD(BS)/2016/_____

Dated:-_____

Whereas Vatika 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, NOC from MOEF, Structure Stability Certificate given by Sh. Utpal Santra, MCE (Structure), Public Health Functional report from SE, HUDA, CE, HUDA & Certificate of Registration of lift, I hereby grant permission for the occupation of the said buildings after charging the composition charges amounting to ₹ 5,74,123/- for the variations vis-à-vis approved building plans with following conditions: -

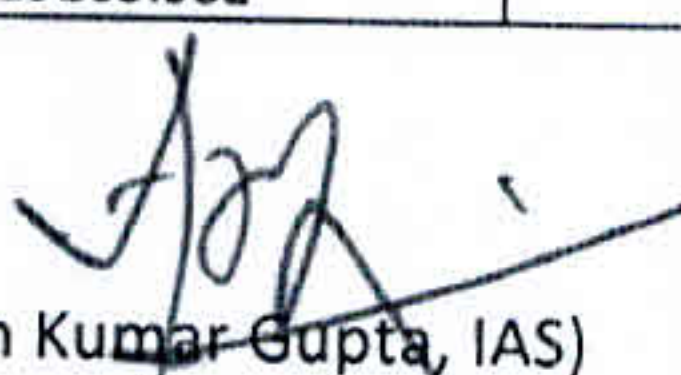
1. The building shall be used for the purposes for which the occupation certificate is being granted and in accordance with the uses defined in the approved Zoning Regulations/Zoning Plan and terms and conditions of the licence.
2. That you shall abide by the provisions of Haryana Apartment Ownership 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 State Environment Impact Assessment Authority, Haryana Vide No. SEIAA/HR/2010/1029 dated 25.11.2010.
12. That you shall comply with all conditions laid down in the Memo. No. DFS/FA/369/2016/41758 dated 26.05.2016 & memo no. DFS/FA/2016/416/68157 dated 21.09.2016 of the Director, Haryana Fire Service, Haryana, Panchkula and memo no. MCG/FS/SFSO/2016/2503 dated 22.08.2016 of the Commissioner, Municipal Corporation, Gurgaon 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. Any violation of the above said conditions shall render this occupation certificate null and void.

DESCRIPTION OF BUILDING

City: Gurgaon:-

- Licence No. 84 of 2008 dated 11.04.2008 & Licence No. 83 of 2009 dated 07.12.2009.
- Total area of the Group Housing Colony measuring 19.131 acres.
- Sector-83, Gurgaon Manesar Urban Complex.
- Occupation certificate is granted for following tower as per following details:-

Tower/ Block No.	No. of Dwelling Units	Sanctioned Height (Area in metres)	Constructed Height (Area in metres)	No. of Floors	FAR Sanctioned		FAR Achieved	
					%	Area in Sqm.	%	Area in Sqm.
Tower-B1	108	60.25	60.25	Ground+ 1 st Floor to 17 th Floor	20.557	15915.244	20.557	15915.244
Tower-B2	108	60.25	60.25	Ground+ 1 st Floor to 17 th Floor	18.563	14371.868	18.613	14410.318
Tower-C	82	48.720	48.720	Ground+ 1 st Floor to 13 th Floor	14.719	11395.133	14.719	11395.133
Tower-C3	44	38.90	38.90	Ground+ 1 st Floor to 10 th Floor	8.058	6238.586	8.058	6238.586
Tower-D	50	45.670	45.670	Ground+ 1 st Floor to 12 th Floor	9.390	7269.536	9.390	7269.536
Tower-E1	108	60.25	60.25	Ground+ 1 st Floor to 17 th Floor	18.563	14371.868	18.566	14374.149
Tower-E2	108	60.25	60.25	Ground+ 1 st Floor to 17 th Floor	20.557	15915.244	20.566	15922.086
Tower-F1, F2 & F3	228	60.30	60.30	Ground+ 1 st Floor to 18 th Floor	32.094	24847.509	32.094	24847.509
EWS Block	170	25.30	25.30	Ground/Stilt Floor+ 1 st Floor to 5 th Floor	5.103	3950.620	5.103	3950.620
Community Centre			7.60	7.60	0.699	541.287	0.699	541.287
Convenient Shopping			3.60	3.60	0.269	208.587	0.269	208.587
					148.572	115025.482	148.634	115073.055
Lower Basement					15982.753		15982.753	
Upper Basement					15265.982		15265.982	



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

Endst. No. ZP-519/SD(BS)/2016/ 23208

Dated:- 24-10-2016

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/369/2016/41758 dated 26.05.2016 & memo no. DFS/FA/2016/416/68157 dated 21.09.2016 and the Commissioner, Municipal Corporation, Gurgaon w.r.t. his office memo no. MCG/FS/SFSO/2016/2503 dated 22.08.2016 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. 13673 dated 19.11.2014, 3271/6659 dated 16.03.2016, 3255/6656 dated 16.03.2016 & 79222 dated 28.09.2016.
3. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo nos. 207/10393 dated 26.04.2016, 187/9799 dated 20.04.2016, 65/3010 dated 08.02.2016 & 173/9146 dated 08.04.2016.
4. Senior Town Planner, Gurgaon with reference to his office memo. No. 857 dated 30.05.2014 & memo no. 692 dated 23.05.2016.
5. District Town Planner, Gurgaon with reference to his office Endst. No. 1998 dated 25.04.2016.
6. District Town Planner (Enf.), Gurgaon.
7. Nodal Officer, website updation.
8. Executive Engineer, Electrical Inspectorate, Haryana, Block C-2, Sushant Lok-I, HUDA Primary School Building Gurgaon.
9. Haryana State Environment Impact Assessment Authority Haryana, Bay No. 55-58, Prayatan Bhawan, Sector-2, Panchkula.
10. Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana, HUDA Primary School Building, Block-C-2, Sushant Lok-I, Gurgaon.
11. Sh. Utpal Santra, MCE (Structure), 1516, Rajdanga Main Road, Kolkata-700107.


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