

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

Mapsco Builders Pvt. Ltd.,
52, North Avenue Road,
Punjabi Bagh West,
New Delhi.

Memo No. ZP-487/SD(BS)/2017/_____

Dated:-_____

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

DESCRIPTION OF BUILDING

City: Gurugram:-

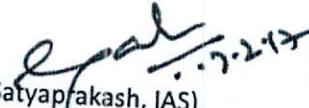
- Licence No. 114 of 2008 dated 01.06.2008.
- Total area of the Group Housing Colony measuring 17.168 acres.
- Sector-82 & 83, Gurugram Manesar Urban Complex.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	Dwelling Units	No. of Floors	FAR Sanctioned		FAR Achieved	
			%	Area in Sq.m.	%	Area in Sq.m.
Cluster-1 (Block-1)	52	Ground Floor, 1 st Floor to 12 th Floor	7.870	5187.38	7.870	5187.38
Cluster-1 (Block-2)	52	Ground Floor, 1 st Floor to 12 th Floor	7.870	5187.38	7.870	5187.38
Cluster-1 (Block-3)	52	Ground Floor, 1 st Floor to 12 th Floor	7.870	5187.38	7.870	5187.38
Cluster-1 (Block-4)	52	Ground Floor, 1 st Floor to 12 th Floor	7.870	5187.38	7.870	5187.38
Cluster-2A (Block-5)	44	Ground Floor, 1 st Floor to 11 th Floor	5.492	3620.24	5.525	3641.528
Cluster-2B (Block-6)	48	Ground Floor, 1 st Floor to 11 th Floor	5.452	3593.586	5.452	3593.586
Cluster-2B (Block-7)	48	Ground Floor, 1 st Floor to 11 th Floor	5.452	3593.586	5.452	3593.586
EWS (Block-8)	64	Ground, 1st Floor + 3rd Floor	2.266	1493.72	2.304	1518.92
Basement				36322.47		9838.15

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. Mahavir Prasad, M. Tech. Structure, Public Health Functional reports received from Superintending Engineer (HQ), HUDA, Panchkula & Chief Engineer-I, 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 ₹ 12,22,605/- 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 as per the provisions of Haryana Building Code, 2016.
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/2012/230 dated 30.08.2012.
12. That you shall comply with all conditions laid down in the Memo. No. DFS/FA/2016/493/7765 dated 03.02.2017 of the Director, Fire Services, Haryana, Panchkula 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, Gurugram.
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. In case the electricity is supplied through Generators then the tariff charges should not exceed the tariff being charged by DHBVN.
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.


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

Endst. No. ZP-487/SD(BS)/2017/ 2301.

Dated:- 07-02-2017

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/2016/493/7765 dated 03.02.2017 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. 14569 dated 23.01.2017.
3. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 14316 dated 23.01.2017.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 6702 dated 06.12.2016.
5. District Town Planner, Gurugram with reference to his office Endst. No. 183 dated 20.01.2017.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer, website updation.


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