

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](http://www.tcpharyana.gov.in)

Memo No. ZP-26-Vol-II/SD(BS)/2016/\_\_\_\_\_

Dated:-\_\_\_\_\_

To

Sweta Estate Pvt. Ltd. & others,  
21/48, Malcha Marg, Diplomatic Enclave,  
Commercial Complex,  
New Delhi-110021.

Where as Sweta Estate Pvt. Ltd. & others has applied for the issue of an occupation certificate in respect of the building described below after considering Fire NOC by Director, Fire Services, Haryana, Structure Stability Certificate by Sh. Gurdatt Singh Malik, BE (Civil), 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 ₹ 46,49,091/- for the variations vis-à-vis approved building plans subject to the following conditions. I hereby grant permission for the occupation of the buildings 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. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
10. That the outer facade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
11. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
12. That you shall comply with all the conditions laid down in the Memo No. DFS/FA/325/2016/28550 dated 18.03.2016 of the Director Haryana Fire Services, Haryana Panchkula with regard to fire safety measures
13. That you shall comply with all the stipulations mentioned in the Environment clearance issued by Ministry of Environment and Forest Vide No. 21-563/2006-IA-III dated 10.04.2007.
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 for services within 15 days from the date of issuance of occupation certificate and shall submit the proof of submission thereof to this office.

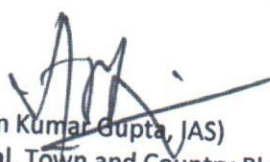
17. That provision of parking shall be made within the area earmarked/ designated for parking in the colony and no vehicle shall be allow to park outside the premises.
18. That the Service Plans/Estimates for electrical infrastructure shall be submitted to the concerned authority within sixty days of 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: Gurgaon:-

- Licence No. 2 of 1995 dated 10.03.1995, Licence No. 35 to 37 of 1996 dated 17.04.1996 and Licence No. 117-119 of 2004 dated 16.08.2004.
- Total area of the Group Housing Colony measuring 47.418 acres.
- Sector-48, 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-J, N & O	192	59.17/G+17	13.914	26700.027	14.539	27900.219
Tower-K, L & M	195	58.80/G+17	10.165	19506.345	10.973	21057.345
Tower-P	70	66.20/G+19	8.465	16244.023	9.014	17296.978
EWS	300	35.58/G+12	3.768	7230.773	3.640	6985.08
Upper Basement	42968.849 Sqm.				24095.582 Sqm.	
Lower Basement	41606.373 Sqm.				26050.439 Sqm.	
Meter Room	0.00				16.43 Sqm.	


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

Endst. No. ZP-26-Vol-II/SD(BS)/2016/ 10374

Dated:- 23/5/2018

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

1. CA, HUDA, Panchkula with reference to his office memo no. 10557 dated 29.04.2016.
2. The Director Haryana Fire Services, Haryana Panchkula with reference to his office Memo No. DFS/FA/325/2016/28550 dated 18.03.2016 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 you will be personally responsible for any lapse/violation, as HUDA has released the necessary funds.
3. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 9505 dated 12.04.2016.
4. Senior Town Planner, Gurgaon with reference to his office memo. No. 476 dated 25.04.2016.
5. District Town Planner, Gurgaon with reference to his office Endst. No. 1838 dated 12.04.2016.
6. Nodal Officer of Website updation.
7. Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana, HUDA Primary School Building, Block-C-2, Sushant Lok-I, Gurgaon.
8. Sh. Gurdat Singh Malik, BE (Civil), Shop No. 5, First Floor, Gupta Complex, Opp. HUDA Office, Sector-14, Gurgaon.

  
 (Rajesh Kaushik)  
 District Town Planner (HQ),  
 For Director General, Town and Country Planning,  
 Haryana, Chandigarh.