

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

Rohtash Singh & others,
C/o Bestech India Pvt. Ltd.,
Bestech House, 124, Sector-44,
Gurgaon.

Memo No. ZP-311/SD(BS)/2016/_____

Dated:-_____

Whereas Bestech India Pvt. 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, Structure Stability Certificate given by Sh. Ajay Sahni, M. Tech. (Structures), Public Health Functional report from SE, HUDA, CA, HUDA & Certificate of Registration of lift, I hereby grant permission for the occupation of the said buildings after charging the composition charges amounting to ₹ 5,37,68,774/- 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 Government of India, Ministry of Environment & Forest, New Delhi Vide No. 21-149/2006-IA.III dated 28.03.2007.
12. That you shall comply with all conditions laid down in the Memo. No. DFS/FA/2016/338/30328 dated 30.03.2016 of the Director, Haryana Fire Service, 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, 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 used 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. 29-37 of 2005 dated 25.07.2005.
- Total area of the Group Housing Colony measuring 13.61 acres.
- Sector-47, Gurgaon Manesar Urban Complex.
- Occupation certificate is granted for the construction as per following details:-

Tower/ Block No.	No. of Dwelling Units	No. of Floors	FAR Sanctioned		FAR Achieved	
			%	Area in Sq.m.	%	Area in Sq.m.
Tower-F	30	Ground, 1 st Floor to 14 th Floor	9.121	5023.616	12.289	6768.225
EWS	2	2 nd Floor & 3 rd Floor	0.062	34.368	0.062	34.368
Upper Basement (Front)			8971.791		9059.06	
Lower Basement (Front)			8015.555		8102.824	
Upper Basement (Rear)			3222.518		3222.518	
Lower Basement (Rear)			3186.175		3186.175	


(Arun Kumar Gupta, IAS)

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

Endst. No. ZP-311/SD(BS)/2016/ 20474

Dated:- 27/9/16

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/2016/338/30328 dated 30.03.2016 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 concerned Fire Officer will be personally responsible for any lapse/violation.
2. CA, HUDA, Panchkula with reference to his office memo no. 8480/15230 dated 10.06.2016.
3. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 292/15231 dated 10.06.2016.
4. Senior Town Planner, Gurgaon with reference to his office memo. No. 801 dated 10.06.2016.
5. District Town Planner, Gurgaon with reference to his office Endst. No. 2437 dated 24.05.2016.
6. District Town Planner (Enf.), Gurgaon.
7. Nodal Officer, website updation.
8. Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana, HUDA Primary School Building, Block-C-2, Sushant Lok-I, Gurgaon.
9. Sh. Ajay Sahni, M. Tech. (Structures), S-13/25, DLF-III, Gurgaon (Haryana).


(Vijay Kumar)

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