

REGD.

FORM BR-VII
(See Code 4.10(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: tcpharyana7@gmail.com
Website www.tcpharyana.gov.in

To

Smt. Nidhi Bansal and others,
R/o 103, Navyug Apartments,
Sector-43, Gurugram.

Memo No. ZP-20-Vol-IV/SD(BS)/2018/ 11442 Dated: 11-05-18

Whereas Smt. Nidhi Bansal and others. has applied for the issue of an occupation certificate in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

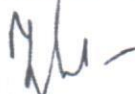
- Primary School & Nursery School-II site falling in Group Housing Colony measuring 36.51875 acres (Licence No. 48 of 1995 dated 20.12.1995, Licence No. 61 of 2004 dated 01.06.2004, Licence No. 32-33 of 2009 dated 11.07.2009 & Licence No. 21-22 of 2016 dated 17.11.2016) in Sector-28, Gurugram.
- Indicating description of building, covered area, towers, nature of building etc.

Name of building	No. of Floors	FAR Sanctioned		FAR Achieved	
		Area in Sqm.	%	Area in Sqm.	%
Primary School	Ground, Floor + 1 st Floor to 2 nd Floor	3915.078	96.744	3896.287	96.28
Nursery School-II	Ground, Floor + 1 st Floor to 2 nd Floor	747.522	92.359	771.615	95.335
Non FAR Area					
Basement in Primary School		1195.51		1311.594	
Basement in Nursery School-II		0.00		259.485	

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Sr. Fire Station Officer, Fire Station, Gurugram, Structure Stability Certificate given by Sh. Thakur Das Aneja, M-Tech (Civil Engg.), Public Health Functional reports received from Superintending Engineer (HQ), HUDA, Panchkula & Chief Engineer-I, HUDA, Panchkula and after charging the composition charges amount of ₹ 4,35,327/- 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 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.
3. 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

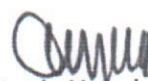
- satisfaction of the Director till the colony is handed over after granting final completion.
4. That in case some additional structures are required to be constructed as decided by HUDA at later stage, the same will be binding upon you.
 5. That you shall maintain roof top rain water harvesting system properly and keep it operational all the time.
 6. The basements and stilt shall be used as per provisions of approved zoning plan and building plans.
 7. That the outer facade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
 8. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
 9. That you shall comply with all conditions laid down in the Endst. No. FS/2017/4867/1608 dated 04.09.2017 of the Sr. Fire Station Officer, Fire Station, Gurugram with regard to fire safety measures.
 10. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.
 11. 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.
 12. That you shall apply for connection of Sewage and Electricity within 15 days from the date of issuance of occupation certificate and shall submit the proof of submission thereof to this office.
 13. 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.
 14. Any violation of the above said conditions shall render this occupation certificate null and void.


(K. Makrand Pandurang, IAS)
Director General, Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-20-Vol-IV/SD(BS)/2018/ 11449 Dated: 11-05-18

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

1. The Sr. Fire Station Officer, Fire Station, Gurugram with reference to his office Endst. No. FS/2017/4867/1608 dated 04.09.2017 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. 77630 dated 19.04.2018.
3. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 77487 dated 19.04.2018.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 2340 dated 28.03.2018.
5. District Town Planner, Gurugram with reference to his office memo No. 2777 dated 14.03.2018.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer, website updation.


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