

REGD.

FORM BR-VII
(See Code 4.10(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: tcpharyana7@gmail.com
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To

Athena Infrastructure Pvt. Ltd. and others,
India Bulls House, Plot No. 448-451, Ground Floor,
Udyog Vihar, Phase-V,
Gurugram -122001.

Memo No. ZP-617/SD(BS)/2018/ 26771

Dated: - 17-09-18

Whereas Athena Infrastructure Pvt. Ltd. and others. has applied for the issue of an occupation certificate on 30.04.2018 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 213 of 2007 dated 05.09.2007, Licence No. 10 of 2011 dated 29.01.2011 and Licence No. 64 of 2012 dated 20.06.2012.
- Total area of the Group Housing Colony measuring 19.856 acres.
- Sector-110, Gurugram Manesar Urban Complex.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No of dwelling units sanctioned	No. of Dwelling Units	No. of Floors	FAR Sanctioned		FAR Achieved	
				Area in Sqm.	%	Area in Sqm.	%
Tower-D	82	82	Ground Floor to 21 st Floor	20455.33	27.543	20483.40	27.581
Tower-G & I	48	48	Ground Floor to 14 th Floor	14303.64	19.26	14303.64	19.26
Tower-H & J	48	48	Ground Floor to 14 th Floor	14303.64	19.26	14303.64	19.26
EWS	83	55 (27 No's OC already granted)	2 nd Floor & 3 rd Floor	684.12	0.921	683.54	0.92
Community Building			Ground and 1 st Floor	2609.48	3.514	1864.426	2.51
NON-FAR AREA IN SQM.							
Lower Basement				14098.67		3727.482	
Upper Basement				31616.50		12444.178	

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Deputy Director-I, Fire Services, Haryana, Panchkula & Commissioner Municipal Corporation Gurugram, Environment Clearance issued by State Environment Impact Assessment Authority, Haryana, Structure Stability Certificate given by Sh. Pankish Goel, M-Sc. (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 ₹ 5,23,835/- 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 apply for the connection for disposal of sewerage, drainage & water supply from HUDA as and when the services are made available, within 15 days from its availability. 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 you shall be fully responsible for supply of water, disposal of sewerage and storm water of your colony till these services are made available by HUDA/State Government as per their scheme.
 5. 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.
 6. 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, 2017.
 7. The basements and stilt shall be used as per provisions of approved zoning plan and building plans.
 8. That the outer facade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
 9. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
 10. 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/2013/368 dated 26.06.2013.
 11. That you shall comply with all conditions laid down in the Memo. No. FS/2018/58 dated 23.07.2018 of the Deputy Director-I, Fire Services, Haryana, Panchkula with regard to fire safety measures.
 12. 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.
 13. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
 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 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.
 17. 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.
 18. That the temporary access from the NPR shall be discontinued before applying the completion certificate of the project.
 19. Any violation of the above said conditions shall render this occupation certificate null and void.



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

Endst. No. ZP-617/SD(BS)/2018/ 26777

Dated: - 17-09-18

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

1. The Deputy Director-I, Fire Services, Haryana, Panchkula with reference to his office Memo. No. FS/2018/58 dated 23.07.2018 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. 148200 dated 23.07.2018.
3. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 148267 dated 23.07.2018.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 5257 dated 22.06.2018.
5. District Town Planner, Gurugram with reference to his office Endst. No. 6249 dated 11.06.2018.
6. ✓ Nodal Officer, website updation.



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