

REGD.

FORM BR-VII
(See Code 4.10(2), (4) and (5))
Form of Occupation Certificate

From

Director,
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

Ajay Enterprises Pvt. Ltd.
8th Floor, Eros Corporate Tower, Nehru Place
New Delhi-110001.

Memo No. ZP-14-Vol-IV/AD(RA)/2018/_____ Dated:-_____

Whereas Ajay Enterprises Pvt. Ltd. has applied for the issue of an occupation certificate on dated 26.03.2018 in respect of the buildings described below:-

City: Faridabad:-

DESCRIPTION OF BUILDING

- Licence No. 116 of 1984 dated 21.11.1984, Licence No. 01 of 1995 dated 28.02.1995 & Licence No. 117 of 20014 dated 20.04.2014.
- Total area of the Group Housing Scheme measuring 33.012 acres
- Sector-39, Faridabad.
- Indicating description of building, covered area, towers, nature of building etc.

Block No.	No. of Floors	FAR Sanctioned		FAR Achieved	
		Area in Sqm.	%	Area in Sqm.	%
Community Centre	Ground Floor to 3 rd Floor	2587.662	63.94	3978.46	98.31
NON FAR AREA IN SQM.					
Basement-1		858.85		928.14	
Basement-2		--		1108.17	
Guard Room & Metre Room		--		5.98	

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Director General Fire Service Haryana Panchkula, Structure Stability Certificate given by Sh. Sushil Kumar & Public Health Functional reports received from Superintending Engineer (HQ), 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 ₹ 9,93,122/-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 Ref. No. FS/2018/178 dated 05.12.2018 of the Director General Fire Service Haryana Panchkula 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, Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-14-Vol-IV/AD(RA)/2018/ 35534 Dated:- 31-12-18

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

1. The Director General Fire Service Haryana Panchkula with reference to his office Ref. No. FS/2018/178 dated 05.12.2018 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. 113364 dated 21.06.2017
3. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 111313 dated 01.06.2018.
4. Senior Town Planner, Faridabad with reference to his office memo. No. 1603 dated 07.05.2018.
5. District Town Planner, Faridabad with reference to his office Endst. No. 1386 dated 30.04.2018.
6. Nodal Officer, website updation.



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