

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: tcpharyana2@gmail.com
Website www.tcpharyana.gov.in

To

Satya Developers Pvt. Ltd.,
34, Babar Lane, Bengali Market,
New Delhi-110001.

Memo No. ZP-697/SD(BS)/2016/ 17022

Dated:- 12/8/2016

Where as Satya Developers 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. Mahavir Prasad, 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 said buildings after charging the composition charges amounting to ₹ 4,64,868/- 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 State Environment Impact Assessment Authority, Haryana Vide No. SEIAA/HR/2012/528 Dated 27.12.2012.
12. That you shall comply with all conditions laid down in the Memo. No. DFS/FA/340/2016/30581 dated 02.04.2016 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 use Light-Emitting Diode lamps (LED) for internal lighting, so as to conserve energy.

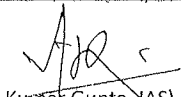
17. That you shall apply for connection of Electricity within 15 days from the date of issuance of occupation certificate and shall submit the proof of submission thereof to this office.
18. That provision of parking shall be made within the area earmarked/ designated for parking in the colony and no 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. 28 of 2011 dated 28.03.2011.
- Total area of the Group Housing Colony measuring 10.20 acres.
- Sector-103, Gurgaon Manesar Urban Complex.
- Occupation certificate is granted for following tower as per following details:-

Tower/ Block No.	No. of Dwelling Units	No. of Floors	FAR Sanctioned		FAR Achieved	
			%	Area in Sqm.	%	Area in Sqm.
Tower-6	48	Ground, 1 st Floor to 13 th Floor	17.240	7116.22	16.851	6955.692
Tower-7	78	Ground, 1 st Floor to 13 th Floor	23.616	9748.16	23.187	9571.027
Tower-8	93	Ground, 1 st Floor to 12 th Floor	23.845	9842.57	23.894	9862.8
EWS Block-1	48	Ground, 1 st Floor to 3 rd Floor	2.663	1099.37	2.663	1099.37
Intermediate		4094.357			4094.357	
Basement		26575.780			4747.874	


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

Endst. No. ZP-697/SD(BS)/2016/_____

Dated:-_____

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

1. CE-I, HUDA, Panchkula with reference to his office memo no. 9496/16754 dated 24.06.2016.
2. The Director, Haryana Fire Services, Haryana Panchkula with reference to his office Memo No. DFS/FA/340/2016/30581 dated 02.04.2016 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.
3. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 300/15924 dated 16.06.2016.
4. Senior Town Planner, Gurgaon with reference to his office memo. No. 821 dated 15.06.2016.
5. District Town Planner, Gurgaon with reference to his office Endst. No. 2414 dated 20.05.2016.
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. Mahavir Prasad, M.Tech. (Structures), 581/4, Main Road, Chirag Delhi, New Delhi-110017.

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

REGD.

FORM BR-VII

(See Code 4.11(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: tcpharyana4@gmail.com
Website www.tcpharyana.gov.in

To

Satya Developers Pvt. Ltd.,
34, Babar Lane, Bengali Market,
New Delhi-110001.

Memo No. ZP-697/SD(BS)/2017/

12894

Dated:-

13/6/2017

Whereas Satya Developers Pvt. Ltd. has applied for the issue of an occupation certificate in respect of the buildings described below:-

DESCRIPTION OF BUILDING

City: Gurugram:-

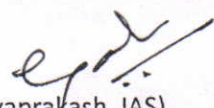
- Licence No. 28 of 2011 dated 28.03.2011.
- Total area of the Group Housing Colony measuring 10.20 acres.
- Sector-103, Gurugram Manesar Urban Complex.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of Dwelling Units	No. of Floors	FAR Sanctioned		FAR Achieved	
			%	Area in Sq.m.	%	Area in Sq.m.
Tower-3	48	Ground Floor, 1 st Floor to 13 th Floor	17.240	7116.22	16.851	6955.696
Tower-4	50	Ground Floor, 1 st Floor to 13 th Floor	18.299	7553.44	18.675	7708.493
Tower-5	50	Ground Floor, 1 st Floor to 13 th Floor	18.299	7553.44	18.675	7708.492
	148					
EWS Block-2	45	Ground Floor, 1 st Floor to 3 rd Floor	2.533	1045.51	2.533	1045.51
Community Building		Ground Floor & 1 st Floor	1.375	567.62	1.357	560.31
Shops		Ground Floor	0.499	206.154	0.499	206.154
Basement				30670.137		21827.906

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Director, Fire Services, Haryana, Panchkula, Environment Clearance issued by State Environment Impact Assessment Authority, Haryana, Structure Stability Certificate given by Sh. Mahavir Prasad, M-Tech. 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 ₹ 9,29,564/- 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/2012/528 dated 27.12.2012.
11. That you shall comply with all conditions laid down in the Memo. No. DFS/FA/2016/490/6234 dated 25.01.2017 of the Director, 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. Any violation of the above said conditions shall render this occupation certificate null and void.


 (T.L. Satyaprakash, IAS)
 Director, Town and Country Planning,
 Haryana, Chandigarh.

Endst. No. ZP-697/SD(BS)/2017/ _____

Dated: - _____

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

1. The Director, Fire Services, Haryana, Panchkula with reference to his office Memo No. DFS/FA/2016/490/6234 dated 25.01.2017 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. 38722 dated 02.03.2017.
3. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 37029 dated 01.03.2017.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 947 dated 20.02.2017.
5. District Town Planner, Gurugram with reference to his office Endst. No. SW-1064 dated 10.02.2017.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer, website updation.

(S.K. Sehrawat)
 District Town Planner (HQ),
 For Director, Town and Country Planning,
 Haryana, Chandigarh.