

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

Agarsain Spaces LLP.,
A-59, Sector-11,
Faridabad, Haryana.

Memo No.: ZP-1104/AD (NK)/2019/16305 Dated 09-07-2019

Whereas Agarsain Spaces LLP. has applied for the issue of an occupation certificate on dated 18.04.2019 in respect of the buildings described below:-

DESCRIPTION OF BUILDING

City: Faridabad.

- Licence No.13 of 2015 dated 23.11.2015 & 42 of 2018 dated 20.06.2018
- Total area of the Affordable Group Housing Colony measuring 10.43125 acres
- Sector-70, Faridabad.
- Indicating description of building, covered area, towers, nature of building etc:-

Tower/ Block No.	No of dwelling units sanctione d	No of dwell ing units	No. of Floor s	FAR Sanctioned		FAR Achieved	
				Area in Sq.m.	%	Area in Sq.m.	%
Tower-T3	112	112	S+14	7245.843	37.302	7245.843	37.302
Tower-T4	112	112	S+14	7245.843	37.302	7245.843	37.302
Tower-T5	112	112	S+14	5987.049	30.821	5987.049	30.821
Tower-T6	112	112	S+14	5987.049	30.821	5987.049	30.821
Total	448	448		26465.784	136.246	26465.784	136.246
Non FAR Area in Sq.m.							
Stilt				3108.406		1749.864	
Mumty & Machine room				410.887		269.304	
Total Buildup area				29985.073		28484.952	

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Director, General, Fire Services, Haryana, Panchkula vide Memo No. FS/2019/35 dated 25.02.2019, Environment Clearance issued by State Environment Impact Assessment Authority, Haryana vide memo no. 279 dated 12.04.2016, Structure Stability Certificate given by Maqsd Nazar, M.Tech. (Str.) for Building Tower T3, T4, T5 & T6, Public Health Functional reports received from Superintending Engineer (HQ), HSVP, Panchkula issued vide memo. No. 24059 dated 05.02.2019 & Chief Engineer-I, HSVP, Panchkula issued vide memo. No. 24150 dated 05.02.2019 & Certificate of Registration of lift issued by Lift Inspector-cum-Executive Engineer Electrical Inspectorate sector-9 Faridabad, Haryana and after receiving the composition charges amount of Rs.2,85,376/- 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 license.

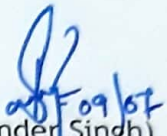
2. That you shall abide by the provisions of Haryana Apartment Ownership Act, 1983 and Rules framed there under. All the flats for which occupation certificate is being granted shall have to be compulsorily registered and a deed of declaration will have to be filed by you within the time schedule as 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 HSVP 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 HSVP/State Government as per their scheme.
5. That in case some additional structures are required to be constructed as decided by HSVP 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 Government of India, Ministry of Environment and Forest New Delhi, Vide No. 21/855/2007-IA-III dated 12.06.2008.
11. That you shall comply with all conditions laid down in the Memo No. FS/2019/35 dated 25.02.2019 issued by Director, General, Fire Services, Haryana, Panchkula.
12. You shall comply with all the conditions laid down in Form-D issued by Lift Inspector-cum-Executive Engineer Electrical Inspectorate, Haryana, Panipat.
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.

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

Endst. No. ZP-1104/AD (NK)/2019/_____ Dated: - _____

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

1. Director, General, Fire Services, Haryana, Panchkula, with reference to his office Memo No. FS/2019/35 dated 25.02.2019.
2. Chief Engineer-I, HSVP, Panchkula with reference to his office memo. No. 24150 dated 05.02.2019.
3. Superintending Engineer (HQ), HSVP, Panchkula with reference to his office memo. No. 24059 dated 05.02.2019.
4. Senior Town Planner, Faridabad with reference to his office memo. No. 160 dated 10.01.2019.
5. District Town Planner, Faridabad with reference to his office Endst. No. 8239 dated 31.12.2018.
6. Nodal Officer, website updation.


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