

REGD.

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

From

Director,
Town & Country Planning Department, Haryana,
Nagar Yojana Bhavan, Plot No. 3, Block-A,
Sector-18-A, Madhya Marg, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com, Website www.tcpharyana.gov.in

To

Aggarsain Spaces LLP,
A-59, Sector-11,
Faridabad.

Memo No. ZP-1104/JD(RM)/2020/ 13898 Dated:- 11-08-2020

Whereas Aggarsain Spaces LLP has applied for the issue of an occupation certificate on 19.08.2019 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 sanctioned	No of dwelling units achieved	No. of Floors	FAR Sanctioned		FAR Achieved	
				Area in Sq.m.	%	Area in Sq.m.	%
Tower-T1	112	112	Stilt Floor to 14 th Floor	7245.643	18.500	7245.643	18.500
Tower-T2	112	112	Stilt Floor to 14 th Floor	7245.643	18.500	7245.643	18.500
Tower-T7	48	48	Stilt Floor to 6 th Floor	2596.292	6.629	2596.292	6.629
Total	272 Dwelling Units			17087.578	43.629	17087.578	43.629
Commercial-1			Ground Floor	450.45	27.603	450.45	27.603
Non-FAR Area in Sq.m.							
				Sanctioned		Achieved	
Community Building			Ground Floor to 1 st Floor	720.00		720.00	
Anganwadi-cum-Creche				380.00		380.00	
Basement below Commercial-1				--		450.45	
Stilt				1358.42		1358.42	
Murthy/Machine Room				174.913		199.362	
						3108.232	

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, Environment Clearance issued by State Environment Impact Assessment Authority, Haryana, Structure Stability Certificate given by Sh. M.M. Quadri, M.Tech. (Structure), Public Health functional reports received from Chief Engineer-I, HSVP, 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 ₹ 18,97,681/- 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 Clearances issued by State Environment Impact Assessment Authority, Haryana Vide No. SEIAA/HR/2019/246 dated 30.12.2019.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2019/305 dated 18.12.2019 of the Director General, 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. This occupation certificate is granted with the condition that you shall clear outstanding dues in Licence No. 13 of 2015 as per Notification dated 28.07.2020 as a relief measure for Real Estate Industry due to Covid-19 Pandemic.
19. The occupation certificate is granted subject to the following conditions as per your undertaking dated 20.07.2020:-
 - (i) That the construction of basement in each shop in convenient shopping has been done with exclusive entrance from the shop itself, basement access

- shall be through internal stairs only which is not approachable directly from outside the shops.
- (ii) That the basement constructed under the shops in convenient shopping shall be used for storage purpose only and no other use shall be permitted.
 - (iii) That the basement/storage shall be sold to same allottee the allotment who is allotted the shop upstairs.
 - (iv) That the condition for use of basement only for storage purpose and no other use shall be permitted, shall be incorporated in the conveyance /sale deed of these shops. In case of violation of above condition by the allottee the allotment/sale shall be liable to be cancelled at the risk and cost of the allottee.
20. 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/JD(RM)/2020/ _____ Dated: - _____

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

1. The Director General, Fire Services, Haryana, Panchkula with reference to his office Memo. No. FS/2019/305 dated 18.12.2019 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, HSVP, Panchkula with reference to his office memo no. 199416 dated 07.11.2019 & memo no. 203599 dated 15.11.2019.
3. Senior Town Planner, Faridabad with reference to his office memo. no. 4661 dated 16.10.2019 & memo no. 1234 dated 19.06.2020.
4. District Town Planner, Faridabad with reference to his office Endst. No. 4965 dated 10.10.2019 & Endst. No. 2197 dated 17.06.2020.
5. District Town Planner (Enf.), Faridabad.
6. Nodal Officer, website updation.


(DHARAMVIR S. KHATAI)
District Town Planner (HQ),
For: Director, Town and Country Planning,
Haryana, Chandigarh.