

REGD.

FCRM ER-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: tcpharyana5@gmail.com
Website www.tcpharyana.gov.in

To

Tata Housing Development Company Ltd.,
3, Ground Floor, Naurang House,
21, Kasturba Gandhi Marg,
New Delhi-110001.

Memo No. ZP-540-Vol-II/SD(BS)/2017/ 14328.

Dated: - 23/6/17

Whereas Tata Housing Development Company Ltd. has applied for the issue of an occupation certificate in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

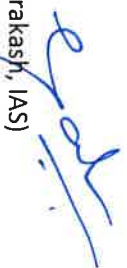
- Licence No. 155 of 2008 dated 14.08.2008 and Licence No. 200 of 2008 dated 08.12.2008.
- Total area of the Group Housing Colony measuring 36.2515 acres.
- Sector-72, Gurugram.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of Dwelling Units	No. of Floors	FAR Sanctioned		FAR Achieved	
			Area in Sqm.	%	Area in Sqm.	%
Tower-1	142	Ground Floor to 38 th Floor	32784.92	22.379	32287.56	22.040
Tower-2	148	Ground Floor to 40 th Floor	34590.93	23.612	34058.48	23.245
Villa Type-1 (1 to 4, 7 to 12, 24, 25, 33 & 34)	14	Ground Floor to 3 rd Floor	4465.72	3.048	4465.72	3.048
Villa Type-2 (1, 7 to 8, 15, 19 to 23)	9	Ground Floor to 3 rd Floor	3719.61	2.539	3719.61	2.539
EWS Block-1	56	1 st Floor to 4 th Floor	1332.20	0.909	1332.20	0.909
Convenient Shopping-1		Ground Floor	185.772	0.127	185.772	0.127
Convenient Shopping-2		Ground Floor	206.539	0.141	206.539	0.141
Basements			41571.61		38630.15	

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 Dr. Santosh Kumar Singh, Chartered Engineer (India), 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 ₹ 4,33,640/- 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/2011/38 Dated 19.01.2011.
11. That you shall comply with all conditions laid down in the Memo. No. DFS/FA/2016/472/95040 dated 07.12.2016 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-540-Vol-II/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/2016/472/95040 dated 07.12.2016 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 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. 79430 dated 04.05.2017.
3. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 79152 dated 04.05.2017.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 3092 dated 02.06.2017.
5. District Town Planner, Gurugram with reference to his office Endst. No. 5514 dated 26.05.2017.
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.

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

Tata Housing Development Company Ltd.,
3, Ground Floor, Naurang House,
21, Kasturba Gandhi Marg,
New Delhi-110001.

Memo No. ZP-540/SD(BS)/2016/ 17731

Dated:- 24/8/2016

Whereas Tata Housing Development Company 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 Dr. Santosh Kumar Singh, B.E (Civil) with Ph.D. (Structure), Public Health Functional report from SE, HUDA, CA, HUDA & Certificate of Registration of lift, I hereby grant permission for the occupation of the said buildings after charging the composition charges amounting to ₹ 5,14,963/- 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/2011/38 Dated 19.01.2011.
12. That you shall comply with all conditions laid down in the Memo. No. DFS/FA/2016/320/26140 dated 11.03.2016 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 Water Supply, 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.
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. 155 of 2008 dated 14.08.2008 and Licence No. 200 of 2008 dated 08.12.2008.
- Total area of the Group Housing Colony measuring 36.2515 acres.
- Sector-72, 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-3	78	Ground, 1 st Floor to 22 nd Floor	9.330	13667.448	9.280	13594.159
Tower-4	94	Ground, 1 st Floor to 26 th Floor	11.104	16266.872	13.102	19193.583
Villa Type-1 (5,6,13 to 21, 23, 26 to 32)	19	Ground, 1 st Floor to 3 rd Floor	4.137	6060.62	4.137	6060.62
Villa Type-2 (2 to 6, 9 to 14, 16 to 18 & 24)	15	Ground, 1 st Floor to 3 rd Floor	4.232	6199.35	4.232	6199.35
Executive Floor Type-1 (1 to 15 nos.)	45	Ground, 1 st Floor to 3 rd Floor	8.760	12833.55	8.760	12833.55
Executive Apartment Type-1 (1 to 6 Nos.)	54	Ground, 1 st Floor to 9 th Floor	9.810	14371.86	9.810	14371.86
EWS-2 Block	66	Ground, 1 st Floor to 5 th Floor	1.108	1623.320	1.108	1623.320
Community Building		Lower GF, Ground Floor + 1 st Floor	1.807	2647.470	1.847	2705.430
Villa Type-1 (22)	1	Ground, 1 st Floor to 3 rd Floor	0.218	318.98	0.218	318.98
Basement –A First level		26668.75			26668.75	
Basement –A second level		27915.72			27915.72	
Basement-E		26531.46			26531.46	
Basement-D		13596.35			2941.456	

(Arun Kumar Gupta, IAS)

Director General, Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-540/SD(BS)/2016/_____

Dated:-_____

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

1. CA, HUDA, Panchkula with reference to his office memo no. 9954/17645 dated 30.06.2016.
2. The Director, Haryana Fire Services, Haryana Panchkula with reference to his office Memo No. DFS/FA/2016/320/26140 dated 11.03.2016 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. 307/16144 dated 21.06.2016.
4. Senior Town Planner, Gurgaon with reference to his office memo. No. 636 dated 16.05.2016.
5. District Town Planner, Gurgaon with reference to his office Endst. No. 2290 dated 11.05.2016.
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.

(S.K. Sehwat)

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