

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
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To

Anushree Home Developers Pvt. Ltd.,
C/o Swantantra Land and Finance Pvt. Ltd.,
M-95, Lower Ground Floor, Greater Kailash,
Part-II, New Delhi-110048.

Memo No. ZP-236/SD(DK)/2019/ 8838 Dated:- 02-04-2019

Whereas Anushree Home Developers Pvt. Ltd. C/o Swantantra Land and Finance Pvt. Ltd. has applied for the issue of an occupation certificate on dated 28.03.2018 & 24.07.2018 in respect of the buildings described below:-

DESCRIPTION OF BUILDING:-

City: Faridabad: -

- Licence No. 61 of 2007 dated 09.02.2007.
- Total area of the Group Housing Colony measuring 10.925 acres.
- Sector-75 & 76, Faridabad.
- Indicating description of building, covered area, towers, nature of building etc:-

Tower/ Block No.	No. of Dwelling Units Sanctioned	No. of Dwelling Units constructed	No. of Floors	FAR Sanctioned		FAR Achieved	
				Area in Sqm.	%	Area in Sqm.	%
A3	76	76	S + 19	9686.20	21.909	9834.21	22.243
A4	76	76	S + 19	9686.20	21.909	9834.21	22.243
C1	40	40	S + 10	3711.10	8.394	3711.10	8.394
C2	44	44	S + 11	4076.35	9.220	4076.35	9.220
C3	69	69	S + 12/ 19	6448.08	14.585	6503.34	14.709
C4	76	76	S + 19	6939.75	15.697	6944.53	15.707
C5	69	69	S + 12/ 19	6448.08	14.585	6503.34	14.709
EWS	123	123	G + 12	3192.357	7.221	3238.097	7.324
Community Building			G + 1	347.06	0.785	381.98	0.864
Convenient Shopping			Ground	208.91	0.473	208.91	0.473
Total	450 Main Dwelling Units and 123 EWS Flats			50744.087	114.778	51236.067	115.886
NON-FAR AREA IN SQM.							
				Sanctioned		Achieved	
Basement-1				22280.94		12110.385	
Nursery School (G + 2)				793.30		802.906	
Stilt				3656.382		2515.08	
Sub Station				--		65.76	

Director
Town & Country Planning
Haryana, Chandigarh

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, Govt. of Haryana, Chandigarh, Structure Stability Certificate given by Er. Shahzeb Md. Danish for Nursery School & by Er. Shashikant Gaur for Tower-A3, A4, C1 to C5, EWS Block, Community Building & Convenient Shopping, Public Health Functional reports received from Superintending Engineer (HQ), HSVP, Panchkula & Chief Engineer-I, HSVP, Panchkula & Certificate of Registration of lift issued by Executive Engineer-cum-Lifts Inspector, Electrical Inspectorate, Haryana, SCF-9, Sector-9, Faridabad and after already depositing the composition charges amount of ₹ 14,72,101/- 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 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 State Environment Impact Assessment Authority, Haryana, Panchkula Vide No. SEIAA/HR/09/1158 dated 12.11.2009.
11. That you shall comply with all conditions laid down in the Memo Nos. DFS/FA/2016/457/83274 dated 04.11.2016, FS/2018/170 dated 28.11.2018, DFS/FA/2017/457/48007 dated 08.06.2017, FS/2018/158 dated 31.10.2018 issued by Director, Fire Services, Haryana, Panchkula.
12. You shall comply with all the conditions laid down in Form-D issued by Inspector of Executive Engineer-cum-Lifts Inspector, Electrical Inspectorate, Haryana, SCF-9, Sector-9, Faridabad.
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-236/SD(DK)/2019/_____ Dated: - _____

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

1. Director, Fire Services, Haryana, Panchkula with reference to his office Memo Nos. DFS/FA/2016/457/83274 dated 04.11.2016, FS/2018/170 dated 28.11.2018, DFS/FA/2017/457/48007 dated 08.06.2017, FS/2018/158 dated 31.10.2018.
2. Chief Engineer-I, HSVP, Panchkula with reference to his office memo nos. 130710 dated 13.07.2017, 135009 dated 20.07.2017 & 235411 dated 30.11.2018.
3. Superintending Engineer(HQ), HSVP, Panchkula with reference to his office memo nos. 111977 dated 19.06.2017, 130525 dated 13.07.2017, 415 dated 11.10.2018 & 235364 dated 30.11.2018.
4. Senior Town Planner, Faridabad with reference to his office memo. Nos. 1944 dated 21.06.2017, 2460 dated 25.07.2017 & 3743 dated 12.12.2018.
5. District Town Planner, Faridabad with reference to his office Endst. Nos. 2024 dated 14.06.2017, 2466 dated 19.07.2017 & 7433 dated 30.11.2018.
6. Nodal Officer, website updation.

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