

REGD.

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

From

Director,
Town & Country Planning Department,
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

Sh. Naveen S/o Sh. S.P. Gupta,
CSN Estates Pvt. Ltd.
C/o, Sector-113, Gatevida Developers Pvt. Ltd.,
Tril Commercial Centre, Intellion Edge,
Tower-A, Firest Floor, Sector-72, Gurugram - 122101.

Memo No. ZP-766/SD(DK)/2021/ 27780 Dated: 28-10-2021

Whereas CSN Estates Pvt. Ltd. and Others has applied for the issue of an occupation certificate on 29.05.2021 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 105 of 2011 dated 11.12.2011, Licence No. 85 of 2012 dated 29.08.2012 & Licence No. 86 of 2012 dated 29.08.2012.
- Total area of the Group Housing Colony measuring 21.04375 acres.
- Sector-112 & 113, Gurugram.
- 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-B2 | 81 | 81 | Stilt Floor to 13 th Floor | 8561.924 | 10.153 | 8374.125 | 9.930 |
| Tower-B3 | 81 | 81 | Stilt Floor to 13 th Floor | 8561.924 | 10.153 | 8374.125 | 9.930 |
| Tower-B4 | 81 | 81 | Stilt Floor to 13 th Floor | 8561.924 | 10.153 | 8374.125 | 9.930 |
| Tower-B5 | 81 | 81 | Stilt Floor to 13 th Floor | 8561.924 | 10.153 | 8374.125 | 9.930 |
| Community Building | | | Ground Floor to 1 st Floor | 1332.932 | 1.580 | 1363.924 | 1.617 |
| Total | 324 Main Dwelling Units | | | 35580.628 | 42.192 | 34860.424 | 41.337 |
| Non-FAR Area in Sq.m. | | | | | | | |
| | | | | Sanctioned | | Achieved | |
| Upper Basement (OC for 8902.88 sqm. & 3640.43 sqm already granted) | | | | 21440.00 | | 13678.905 | |
| Guard Room | | | | 0.00 | | 9.291 | |


I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Fire Station Officer, Gurugram, Environment Clearance issued State Environment Impact Assessment Authority Haryana, Panchkula, Structure Stability Certificate given by Sh. Pankish Goel, M.E. (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 ₹ 6,89,751/- 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 HSVP/competent authority 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/competent authority 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 Clearances issued by State Environment Impact Assessment Authority Haryana, Panchkula vide No. SEIAA/HR/2016/767 dated 15.09.2016.
11. That you shall comply with all conditions laid down in the Memo no. FS/2021/87 dated 24.04.2021 of Fire Station Officer, Gurugram with regard to fire safety measures.
12. That you shall comply with all the conditions laid down in Form-D issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana, HSVP 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 you shall submit valid certificate regarding registration of remaining lifts within a period of 30 days from the issuance of this occupation certificate.



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.


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

Endst. No. ZP-766/SD(DK)/2021/ _____ Dated: - _____

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

1. The Fire Station Officer, Gurugram with reference to his office Memo no. FS/2021/87 dated 24.04.2021 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. 135449 dated 04.08.2021 & memo no. 135579 dated 04.08.2021.
3. Senior Town Planner, Gurugram with reference to his office memo. No. 3969 dated 25.08.2021.
4. Superintending Engineer (Planning), HVPNL, Sector-6, Panchkula with reference to his office memo. No. Ch-12/SE/PLG/File No. 34/DH/182 dated 06.10.2021.
5. District Town Planner, Gurugram with reference to his office Endst. No. 8067 dated 18.08.2021.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer, website updation.

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



Annexure-B

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

From

Director,
Town & Country Planning Department,
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

CSN Estates Pvt. Ltd. & others,
128, Ground Floor, Sector-44,
Gurugram.

Memo No. ZP-766 Vol-II/JD(NK)/2023/ 8662 Dated 24-03-2023

Whereas, M/s CSN Estates Pvt. Ltd., has applied for the issue of an occupation certificate on 28.11.2022 in respect of the buildings described below:-

DESCRIPTION OF BUILDING

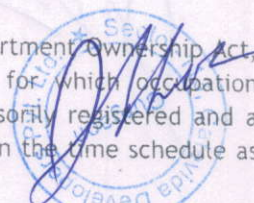
City: Gurugram: -

- License No. 105 of 2011 dated 11.12.2011, License No. 85 of 2012 dated 29.08.2012 & License No. 86 of 2012 dated 29.08.2012.
- Group Housing colony area measuring 21.04375 acres in sector-112 & 113, Gurugram
- Indicating description of building, covered area, towers, nature of building etc.

| Tower/ Block No. | No of dwelling units sanction ed | No of dwelling units achieved | No. of Floors | FAR Sanctioned | | FAR Achieved | |
|--------------------------------|--|--|------------------|------------------|-------|------------------|-------|
| | | | | Area in Sq.m. | % | Area in Sq.m. | % |
| Block-B1 | 73 | 73 | G + 13 | 7780.537 | 9.226 | 7577.904 | 8.986 |
| Total FAR | 73 | 73 | - | 7780.537 | 9.226 | 7577.904 | 8.986 |
| Total | | | | 7780.537 | 9.226 | 7577.904 | 8.986 |
| Non-FAR Area in Sq.m. | | | | | | | |
| Basement | | | | 57.612 | | 57.612 | |
| Basement, Mumty & Machine Room | | | | - | | 81.55 | |

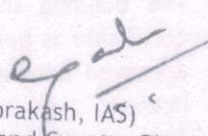
I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Director General, Fire Services, Haryana, Panchkula, Environment Clearance issued by State Environment Impact Assessment Authority Haryana, Structure Stability Certificate given by Pankish Goel, M.Tech (Structure), Public Health Functional reports received from Chief Engineer-I, HSVP, Panchkula & Certificate of Registration of lift issued by Lift Inspector-cum-Executive Engineer Electrical Inspectorate, Haryana, Gurugram, Haryana and after charging the composition charges amount of Rs. 1,81,478/- 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/competent authority 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/competent authority 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 Clearances issued by State Environment Impact Assessment Authority Haryana vide No. SEIAA/HR/2016/767 dated 15.09.2016.
 11. That you shall comply with all conditions lay down in the Memo. No. FS/2022/231 dated 22.10.2022 of the Director General, Fire Services, Haryana, Panchkula with regard to fire safety measures.
 12. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
 13. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.
 14. That you shall impose a condition in the allotment/possession letter that the allottee shall used Light-Emitting Diode lamps (LED) for internal lighting, so as to conserve energy.
 15. 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.
 16. 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.
 17. That you shall get completed the empanelment of Structural Engineer, Proof Consultant/Supervising Engineer within 60 days from the date of issuance of this letter.
 18. Any violation of the above said conditions shall render this occupation certificate null and void.




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

Endst. No. ZP-766 Vol-II/JD(NK)/2023/

Dated

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

1. The Director General, Fire Services, Haryana Panchkula with reference to your office Memo. No. FS/2022/231 dated 22.10.2022 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, as HSVP has released the necessary funds.
2. Chief Engineer-I, HSVP, Panchkula with reference to his office Memo no. 41594 dated 28.02.2023.
3. Senior Town Planner, Gurugram with reference to his office Memo. No.977 dated 09.02.2023.
4. Superintending Engineer (HQ), HSVP, Panchkula with reference to his office Memo no. 40547 dated 27.02.2023.
5. Superintending Engineer (Plg.), HVPNL, Panchkula with reference to his office Memo no. 182 dated 13.01.2023.
6. District Town Planner (P), Gurugram with reference to his office Endst. No. 1162 dated 08.02.2023.
7. Nodal Officer, website updation.

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



