

REGD.

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

From

Director,  
Town & Country Planning Department,  
Nagar Yojna Bhawan Block-A, Sector-18A,  
Madhya Marg, Chandigarh.  
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,  
E-mail: tcpharyana7@gmail.com  
Website www.tcpharyana.gov.in

To

Sterling Infrastructure LLP,  
20-A, Rajpur Road, Civil Lines,  
New Delhi-54.

Memo No. ZP-897/AD(RA)/2020/ 22483 Dated: - 21-12-2020

Whereas Sterling Infrastructure LLP. has applied for grant of an occupation certificate on 21.07.2020 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -


- Licence No. 47 of 2013 dated 06.06.2013 & License no. 109 of 2014 dated 14.08.2014.
- Total area of the Group Housing Colony measuring 17.42375 acres.
- Sector- 79, Gurugram.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of Dwelling Units Sanctio ned	No. of Dwelling Units construc ted	No. of Floors	FAR Sanctioned		FAR Achieved	
				Area in Sq.m.	%	Area in Sq.m.	%
Tower- 1/A	88	88	Ground Floor to 14 <sup>th</sup> Floor	9374.527	13.29	9385.028	13.304
Tower- 2/B	58	58	Ground Floor to 14 <sup>th</sup> Floor	9099.287	12.899	9099.287	12.899
Tower- 3/C	58	58	Ground Floor to 14 <sup>th</sup> Floor	9123.211	12.933	9121.247	12.930
Tower- 4/D	88	88	Ground Floor to 14 <sup>th</sup> Floor	9379.561	13.296	9390.062	13.311
Tower- 8/E	32	32	Ground Floor to 7 <sup>th</sup> Floor	3183.043	4.512	3183.043	4.512
Tower- 15/F	28	28	Ground Floor to 6 <sup>th</sup> Floor	2952.57	4.186	2952.57	4.186
Community Building -1			Ground Floor to 2 <sup>nd</sup> Floor	970.205	1.375	1102.657	1.563
Convenient Shopping -1			Ground Floor	176.349	0.25	176.349	0.25
<b>Total</b>	<b>352 Main Dwelling unit</b>			<b>44258.753</b>	<b>62.741</b>	<b>44410.243</b>	<b>62.955</b>
<b>NON FAR AREA IN SQM</b>							
Basement (Parcel-I)				25740.483		17924.954	

I hereby grant permission for the occupation of the said buildings, after considering NDC from fire safety issued by Fire Station Officer, Gurugram, Environment Clearance issued by State Environment Impact Assessment Authority, Haryana, Structure Stability Certificate given by R.K. Singh, M.Tech. (Structure Engineer), Public Health Functional reports received from Superintending Engineer (HQ), HSVP, Panchkula & 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 ₹ 6,06,102/- 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 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 HSVPA/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 Vide No. SEIAA/HR/2017/256 dated 01.05.2017.
11. That you shall comply with all conditions laid down in the FS/2020/67 dated 15.12.2020 of the Fire Station Officer, Gurugram 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

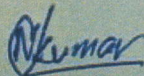
- thereof to this office. In case the electricity is supplied through Generators then the tariff charges should not exceed the tariff being charged by DHBVN.
17. That provision of parking shall be made within the area earmarked/designated for parking in the colony and no vehicle shall be allowed to park outside the premises.
  18. That you shall also submit the report from SE HVPNL, Panchkula within 30 days from the issuance of this occupation certificate.
  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-897/AD(RA)/2020/ \_\_\_\_\_ Dated: - \_\_\_\_\_

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

1. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 190346 & 191191 dated 02.12.2020 & 02.12.2020.
2. Senior Town Planner, Gurugram with reference to his office memo. No. 4700 dated 07.12.2020.
3. District Town Planner, Gurugram with reference to his office endst. No. 9182 dated 07.12.2020.
4. The Fire Station Officer, Gurugram with reference to his office FS/2020/67 dated 15.12.2020 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
5. Nodal Officer, website updation.

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