

DIRECTORATE OF TOWN AND COUNTRY PLANNING, HARYANA

Nagar Yojna Bhawan, Plot No. 3, Block-A, Sector-18-A, Madhya Marg, Chandigarh
Tele -Fax: -0172-2548475: 0172-2549851, E-mail:tcpharyana7@gmail.com
Web Site: www.tcpharyana.gov.in

FORM BR-VII

(See Code 4.10(2), (4) and (5))
Occupation Certificate

To

Anu Shree Homes Developers Pvt. Ltd.
C/o Swantantra Land and Finance Pvt. Ltd.,
A-71, FIEE Complex, Okhla Industrial Area,
Phase-II, New Delhi - 110020.

Memo No. ZP-236-Vol.-II/PA (DK)/2024/ 34867 Dated: - 19-11-2024

Subject: - Grant of occupation certificate for Towers-P1, P2 & P3 of Group Housing Colony area measuring 10.925 acres (Licence No. 61 of 2007 dated 09.02.2007) in Sector-75 & 76 Faridabad being developed by Anu Shree Homes Developers Pvt. Ltd. C/o Swantantra Land and Finance Pvt. Ltd.

Please refer to your application dated 11.12.2023 & 02.09.2024 on the subject cited matter.

- The application received vide memo under reference for grant of occupation certificate of Group Housing Colony has been examined and before considering the same, comments of field offices were sought.
- Whereas, Chief Engineer-I, HSVP, Panchkula vide memo no. 204021 dated 22.07.2024 and memo no. 204019 dated 22.07.2024 has confirmed that public health services (Internal & External) with respect to the applied buildings and site area have been got checked and found laid at site. The services include water supply, sewerage, SWD, roads, street lighting, Horticulture and storm water. Further, rain water harvesting system is in place and functional. Senior Town Planner, Faridabad vide memo no. 1188 dated 03.07.2024 has intimated the variations made at site vis-à-vis approved building plans.
- Further, Sh. Kapil Mangla, Architect and Sh. T. D. Aneja (Supervising Engineer) has issued completion certificate stating that they have supervised the site and found that the workmanship, material use for construction meet specification laid down in NBC. They have certified that site is completed which confirm the sanctioned building plans and structure designs and HBC-2017.
- On the basis of above said reports and receipt of composition charges amounting ₹ 7,09,227/- on account of violations committed in said building viz-a-viz approved building plans and other requisite documents, I hereby grant permission to occupy the buildings described below:-

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-P1	114	114	Stilt + 19 th Floor	10275.956	23.242	10398.606	23.52
Tower-P2	76	76	Stilt + 19 th Floor	9428.201	21.325	9526.3706	21.547
Tower-P3	57	57	Stilt + 19 th Floor	6041.09	13.664	6065.0905	13.718
Total	247	247		25745.247	58.231	25990.0671	58.785
Non-FAR Area in Sq.m.							
				Sanctioned		Achieved	
				Basement-1		5184.214	
				Basement-2		5184.214	
				Stilt (Tower-P1)		436.746	
				Stilt (Tower-P2)		446.544	
				Stilt (Tower-P3)		258.012	
				Mumty/Machine Room (Tower-P1)		129.956	
						133.184	

Mumty/Machine Room (Tower-P2)	71.862	71.862
Mumty/Machine Room (Tower-P3)	71.846	71.846
Guard Room with Toilet	-	19.524
Total	11783.394	11809.662

6. The occupation certificate of the aforesaid buildings is being issued, subject to the following conditions:-
- i. That 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.
 - ii. That you shall abide by the provisions of Haryana Apartment Ownership Act, 1983 and Rules framed thereunder. All the commercial spaces 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.
 - iii. 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.
 - iv. That you shall be fully responsible for supply of water, disposal of sewerage and storm water of your colony till these services is made available by HSVP/State Government as per their scheme.
 - v. 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.
 - vi. 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.
 - vii. That the basements and stilt shall be used as per provisions of approved zoning plan and building plans.
 - viii. That the outer facade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
 - ix. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
 - x. 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/201/83 dated 04.08.2014.
 - xi. That you shall comply with all conditions laid down in the FS/2024/814 dated 25.07.2024 of the Director General, Fire Service, Haryana, Panchkula with regard to fire safety measures.
 - xii. That you shall comply with all the conditions laid down in Form-D issued by Inspector of Executive Engineer, Electrical Inspectorate, Haryana, SCF No. 9, Secotr-9, Faridabad.
 - xiii. That the day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
 - xiv. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.
 - xv. 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.
 - xvi. 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.

- xvii. That you shall be fully responsible for making compliance regarding any deficit electrical infrastructure as determined by competent authority/concerned DISCOM in near future.
- xviii. That the recovery of labour cess being made by the Department is interim in nature and that the final estimation of cost of construction and recovery of any deficiency in labour cess shall be done at the level of the 'assessing officer' designated for the purpose by the Labour Department, which shall be final and binding.
- xix. That any violation of the above said conditions shall render this occupation certificate null and void.

(Amit Khatri, IAS)
Director, Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-236-Vol-II/PA (DK)/2024/_____ Dated: - _____

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

1. The Director General, Fire Services Haryana Panchkula, w.r.t. his office memo no. FS/2024/814 dated 25.07.2024, vide which no objection certificate for occupation of the above-referred buildings has 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 Faridabad 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: 204021 dated 22.07.2024 and memo no. 204019 dated 22.07.2024.
3. Senior Town Planner, Faridabad with reference to his office memo. No: 1188 dated 03.07.2024.
4. District Town Planner, Faridabad with reference to his office endst. No. 2146 dated 02.07.2024 and memo no. 3154 dated 10.10.2024.
5. District Town Planner (Enf.), Faridabad.
6. Sh. T.D. Aneja, Supervising Engineer, 460, Tower-9, HEWO 2, Sector-56, Gurugram, Haryana.
7. PM (IT) of this Directorate for updation the same on Departmental website.

(Savita Jindal)
District Town Planner (HQ),
For: Director, Town and Country Planning,
Haryana, Chandigarh.