

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

Army Welfare Housing Organization,
South Hutments, Kashmir House,
Raja Ji Marg, New Delhi.

Memo No. ZP-713/SD(DK)/2020/ 22326 Dated: 18-12-2020

Whereas Army Welfare Housing Organization has applied for the issue of a occupation certificate on 07.01.2020 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 40 of 2010 dated 28.05.2010.
- Total area of the Group Housing Colony measuring 24.53 acres.
- Sector-92 & 95, Gurugram Manesar Urban Complex.
- 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.	%
A	72	72	Ground/stilt to 18 th Floor	11657.023	12.560	11445.091	12.332
B	76	76	Ground/stilt to 19 th Floor	12296.782	13.249	12070.255	13.005
C	72	72	Ground/stilt to 18 th Floor	11657.023	12.560	11445.091	12.332
D	92	92	Ground/stilt to 23 th Floor	12481.924	13.449	12207.074	13.153
E	92	92	Ground/stilt to 23 th Floor	12481.924	13.449	12207.074	13.153
F	92	92	Ground/stilt to 23 th Floor	12481.924	13.449	12207.074	13.153
G	92	92	Ground/stilt to 23 th Floor	12481.924	13.449	12207.074	13.153
H	92	92	Ground/stilt to 23 th Floor	12481.924	13.449	12207.074	13.153
J	79	79	Ground/stilt to 18 th Floor	10750.707	11.584	10511.708	11.326
K	76	76	Ground/stilt to 19 th Floor	7830.129	8.437	7820.862	8.427
L	76	76	Ground/stilt to 19 th Floor	7830.129	8.437	7830.129	8.437
M	76	76	Ground/stilt to 19 th Floor	7830.129	8.437	7830.129	8.437
N	72	72	Ground/stilt to 18 th Floor	7423.131	7.998	7423.131	7.998
O	52	52	Ground/stilt to 13 th Floor	3805.898	4.101	3796.550	4.091
P	52	52	Ground/stilt to 13 th Floor	3805.898	4.101	3805.898	4.101
Q	27	27	Ground/stilt to 7 th Floor	2021.029	2.178	2011.681	2.168
R	31	31	Ground/stilt to 8 th Floor	2308.114	2.487	2308.114	2.487

S (EWS)	108	112	Ground/stilt to 8 th Floor	2989.219	3.221	3080.942	3.320
T (EWS)	107	103	Ground/stilt to 8 th Floor	2969.849	3.200	2897.737	3.122
Community Building-I			Lower Ground Floor, Ground Floor to 2 nd Floor	2741.181	2.954	2741.181	2.954
Community Building-II (Utility)			Ground Floor	80.701	0.087	168.563	0.183
Convenient Shopping-I			Ground Floor	364.559	0.393	364.559	0.393
Convenient Shopping-II			Ground Floor	96.100	0.104	94.815	0.102
Total	1221 Main Dwelling Units & 215 EWS Units			160867.221	173.333	158682.806	170.98
Non-FAR Area in Sqm.							
				Sanctioned	Achieved		
Basement -B1				12219.83	9970.20		
Basement -B2				7752.93	7752.93		
Basement -B3				8964.03	8964.03		
Basement -B4				16125.29	17673.23		
Elect. Panel Room (H.T. Room)				0.00	50.52		
Guard Room -1				0.00	8.45		
Guard Room -2				0.00	8.98		
Guard Room -3				0.00	7.77		
Guard Room -4				0.00	7.96		
Guard Room -5				0.00	4.43		
Guard Room -6				0.00	4.43		

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Director General, Fire Service, Haryana, Panchkula, Environment Clearance issued State Environment Impact Assessment Authority Haryana, Panchkula, Structure Stability Certificate given by Sh. Vishnu Dutt Sharma, M.Tech. (Structure), Public Health Functional reports received from Chief Engineer-I, HSVP, Panchkula and after charging the composition charges amount of ₹ 72,29,874/- 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/2014/886 dated 30.06.2014.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2019/304 dated 17.12.2019 of the Director General, Fire Service, Haryana, Panchkula 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 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-713/SD(DK)/2020/ _____

Dated: - _____

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

1. The Director General, Fire Service, Haryana, Panchkula with reference to his office Memo. No. FS/2019/304 dated 17.12.2019 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. 93030 dated 20.06.2020 & memo no. 51438 dated 19.03.2020.
3. Senior Town Planner, Gurugram with reference to his office memo. No. 2800 dated 11.08.2020.
4. District Town Planner, Gurugram with reference to his office Endst. No. 5280 dated 04.08.2020.
5. District Town Planner (Enf.), Gurugram.
6. Nodal Officer, website updation.


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