

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

RPS Infrastructure Ltd.,
Regd. Office: 1117-1120, 11th Floor,
DLF Tower-B, Jasola, District Center,
New Delhi-110025.

Memo No. ZP-618/AD(GK)/2024/ 11055 Dated

28/03/2024

Whereas, RPS Infrastructure Ltd. has applied for the issue of an occupation certificate on 05.08.2022 & 24.11.2023 in respect of the buildings described below:-

DESCRIPTION OF BUILDING

City: Faridabad: -

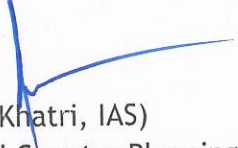
- License No. 19 of 2010 dated 10.03.2010.
- Total area of the Group Housing Colony measuring 7.587 acres.
- Sector-27-C, Faridabad.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of Floors	Land Use/ Component	FAR Sanctioned		FAR Achieved	
			Area in Sqm.	%	Area in Sam.	%
Basement-1 (Part)	-	IT Component	0.00	0.00	5462.39	18.53
Tower-3	Ground Floor to 12 th Floor	Commercial Component	0.00	0.00	1396.06	111.47
		IT Component	15494.70	52.56	14125.86	47.92
Tower-4	Ground Floor to 7 th Floor	Commercial Component	31.456	2.56	351.48	31.87
		IT Component	18864.82	64.0	17074.86	57.92
Tower-5	Ground Floor to 11 th Floor	Commercial Component	23.18	1.88	23.18	1.88
		IT Component	18113.28	61.45	18113.28	61.45
Total	Commercial Component		54.636	4.44	1783.72	145.22
	IT Component		52472.80	178.01	54776.39	185.84
Non-FAR Area in Sqm.						
			Sanctioned		Achieved	
Basement-1			17726.367		7153.94	
Basement-2			17726.367		12616.330	
Basement-3			17726.367		12616.330	
Total			53179.101		32386.60	

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 by Ministry of Environment and Forests, Government of India, Structure Stability Certificate given by T.D. Aneja, M.Tech (Str. Engineer), 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 Faridabad, Haryana and after charging the composition charges amount of Rs. 26,93,557/- 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 Ministry of Environment Forest and Climate Change, Govt. of India vide memo dated 31.03.2008.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2024/351 dated 18.03.2024 of the Director General, Fire Service 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 use 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. 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-618/AD(GK)/2024/

Dated

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

1. The Director General, Fire Services, Haryana Panchkula with reference to office Memo. No. FS/2024/351 dated 18.03.2024 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 Faridabad 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. 37111 dated 16.02.2024 & 37112 dated 16.02.2024.
3. Senior Town Planner, Fariadabad with reference to his office Memo. No. 83 dated 09.01.2024.
4. District Town Planner, Fariadabad with reference to his office Endst. No. 83 dated 05.01.2024.
5. Nodal Officer, website updation.


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