

REGD.

FORM BR-VIII
(See Code 23(2), (4) and (5))
Form of Occupation Certificate

From

Director General,
Town & Country Planning Department,
Haryana, Chandigarh.
SCO-71-75, Sector-17-C, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana3@gmail.com
Website www.tcpharyana.gov.in

To

Toucan Real Estates Pvt. Ltd.,
B 6/17, Safdarjung Enclave,
New Delhi-110029.

Memo No. ZP-509/SD(BS)/2016/ 28311

Dated:- 29/12/16

Whereas Toucan Real Estates Pvt. Ltd. has applied for the issue of an occupation certificate in respect of the buildings described below, I hereby grant permission for the occupation of the said buildings after charging the composition charges amounting to ₹ 2,10,68,289/- 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 commercial space 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 be fully responsible for supply of water as per norms till such time the colony is handed over after final completion. Till a regular piped supply is made available to the colony by HUDA, as agreed by you, you shall bring the potable water through tankers. Further, you will not charge extra charges from allottees more than the charges levied by HUDA for providing the water. You shall apply for water connection within 15 days, whenever the regular piped supply line is laid by HUDA upto colony.
4. That you shall be solely responsible for disposal of sewerage and storm water of your colony till such time these services are made available by HUDA/State Government as per their scheme.
5. That you shall obtain the connection for disposal of sewerage and drainage from HUDA within 15 days after laying the services to the point of external services on payment of prescribed fee and charges including the cost of such connection. You shall also maintain the internal services to the satisfaction of the Director till the colony is handed over after granting final completion.
6. That in case some additional structures are required to be constructed as decided by HUDA at later stage, the same will be binding upon you.
7. That you shall maintain roof top rain water harvesting system properly and keep it operational all the time.
8. The basements and stilt shall be used as per provisions of approved zoning plan and building plans.
9. That the outer facade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
10. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
11. That you shall comply with all the stipulations mentioned in the State Environment Impact Assessment Authority, Haryana, Panchkula Vide No. SEIAA/HR/2016/37 dated 22.01.2016.
12. That you shall comply with all the conditions laid down in the Memo No. DFS/FA/2016/446/78782 dated 19.10.2016 of the Director, Haryana Fire Services, Haryana, Panchkula with regard to fire safety measures.
13. 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, Gurgaon.
14. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
15. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.
16. 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.
17. 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.

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 violations of this condition shall render this occupation certificate null and void.

DESCRIPTION OF BUILDING

City: Gurugram:-

- Licence No. 161 of 2008 dated 07.08.2008.
- Total area of the Commercial Site measuring 3.1675 acres.
- Sector-60, Gurgaon Manesar Urban Complex.
- Occupation certificate is granted for following towers as per following details:-

Tower/ Block No.	No. of Floors	FAR Sanctioned		FAR Achieved	
		%	Area in Sqm.	%	Area in Sqm.
Block-A	Ground+ 1 st Floor to 6 th Floor	96.253	12338.1272	93.882	12034.17
Block-B	Ground+ 1 st Floor to 11 th Floor	41.454	5313.7519	45.882	5881.32
Block-C	Ground+ 1 st Floor to 9 th Floor	37.272	4777.67	37.936	4862.73
Lower Basement			6793.412		6899.765
Upper Basement			6793.412		6899.765

(Arun Kumar Gupta, IAS)
 Director General, Town and Country Planning,
 Haryana, Chandigarh.

Endst. No. ZP-509/SD(BS)/2016/ _____

Dated:- _____

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

1. The Director, Haryana Fire Services, Haryana Panchkula with reference to his office Memo No. DFS/FA/2016/446/78782 dated 19.10.2016 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. CE-II, HUDA, Panchkula with reference to his office memo no. 91047 dated 14.10.2016.
3. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 91051 dated 14.10.2016.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 1402 dated 11.11.2016.
5. District Town Planner, Gurugram with reference to his office Endst. No. 4986 dated 03.11.2016.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer, Website updation.

(Hitesh Sharma)
 District Town Planner (HQ),
 For Director General, Town and Country Planning,
 Haryana, Chandigarh.