

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

To

Sh. Dharam Singh S/o Sh. Shish Ram,
C/o Realtown Properties Pvt. Ltd.,
8556, Manglapuri Gurgaon to Mahrolli Road,
New Delhi.

Memo No. ZP-880-Vol.-II/PA(DK)/2024/29428 Dated: - 18/09/24

Subject: - Grant of occupation certificate for Commercial Colony area measuring 2.3625 acres (Licence No. 12 of 2013 dated 31.03.2013), Sector-83, Gurugram being developed by Sh. Dharam Singh S/o Sh. Shish ram C/o Realtown Properties Pvt. Ltd.

Please refer to your application dated 05.03.2024 & & 29.08.2024 on the matter as subject cited above.

2. The request made vide above referred application to grant occupation certificate of Commercial Colony has been examined and before considering the same, comments of field offices were sought.

3. Whereas, Chief Engineer-I, HSVP, Panchkula vide memo no. 165988 dated 20.06.2024 and memo no. 165949 dated 20.06.2024 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, Gurugram vide memo no. 2528 dated 01.05.2024 has intimated about the variations made at site vis-à-vis approved building plans.

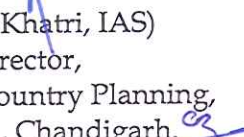
4. Further, Sh. Kamal Kant, Architect and Sh. Raj Kumar Singh (Supervising Engineer) has issued completion certificate stating that they have supervised the site and found that the workmanship, material use for construction meet specification laid down in NBC. They have certified that site is completed which confirm the sanctioned building plans and structure designs and HBC-2017.

5. On the basis of above said reports and receipt of composition charges amounting ₹ 1,89,50,542/- 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 Floors	FAR Sanctioned		FAR Achieved	
		Area in Sqm.	%	Area in Sqm.	%
Commercial Building	Ground floor to 10 th floor	17282.305	180.764	17590.839	183.991
Non-FAR Area (in Sqm.)					
Attributes		Sanctioned		Achieved	
Lower Basement		6793.592		6793.592	
Upper Basement		6670.585		6670.585	
Ground Floor to 10 th Floor		2634.26		2762.14	
Total		16098.437		16226.317	

6. The occupation certificate is being issued, subject to the following conditions:-
- i. 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 are 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. 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/2013/1067 dated 23.10.2013.
 - xi. That you shall comply with all conditions laid down in the FS/2024/74 dated 16.01.2024 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 Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana, 526/19, Shivaji Nagar, Opp. S.D. Public School (Khandsa Road), Gurugram.
 - xiii. 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 use 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 you shall obtain the Environment Clearance for excess built up area 648.156 sqm. as constructed over and above the permissible limit of MoEF Clearance and the occupation certificate of 11th Floor and 12th Floor shall be granted after obtaining of amended Environment Clearance from MoEF.
- xx. That you shall abide by the terms and conditions of IGBC Council imposed while issuing Final Certificate for Gold Rating on 02.04.2024.
- xxi. That you shall apply for amended Environment Clearance and submit copy of application in this office within a period of 60 days from issue of this occupation certificate failing which this occupation certificate shall be treated as null and void..
- xxii. 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-880-Vol-II/PA(DK)/2024/ _____ Dated: - _____

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

1. Member Secretary, State Level Environment Impact, Assessment Authority Haryana, Panchkula w.r.t. NOC issued vide no. SEIAA/HR/2013/1067 dated 23.10.2013 and compliance of condition no. xix. & xxi. by colonizer.
2. The Director General, Fire Services Haryana Panchkula with reference to his office memo no. FS/2024/74 dated 16.01.2024 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 Gurugram for the high-rise buildings and concerned Fire Officer will be personally responsible for any lapse/violation.
3. Chief Engineer-I, HSV, Panchkula with reference to his office memo no. 165988 dated 20.06.2024 and memo no. 165949 dated 20.06.2024.
4. Senior Town Planner, Gurugram with reference to his office memo. no. 2528 dated 01.05.2024.
5. District Town Planner, Gurugram with reference to his office endst. No. 3348 dated 29.04.2024 and memo no. 8151 dated 02.09.2024.
6. District Town Planner (Enf.), Gurugram.
7. Sh. Raj Kumar Singh, Plot No. 1192, Sector-9A, Gurugram - 122001.
8. Nodal Officer, website updation.


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