

DIRECTORATE OF TOWN AND COUNTRY PLANNING, HARYANA
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FORM BR-VII
(See Code 4.10(2), (4) and (5))
Occupation Certificate

To

MRA Infrastructure LLP. in collaboration with
Nani Resorts and Floriculture Pvt. Ltd.,
M-18, Greater Kailash Part-II,
New Delhi.

Memo No. ZP-1348/JD(RD)/2024/ 29912 Dated: 20-09-2024

Subject: - Grant of occupation certificate of Affordable Group Housing Colony area measuring 5.00 acres (Licence No. 43 of 2019 dated 05.03.2019) in Sector-108, Gurugram Manesar Urban Complex developed by MRA Infrastructure LLP. in collaboration with Nani Resorts and Floriculture Pvt. Ltd.

Please refer to your application dated 24.06.2024 on the matter as subject cited above.

2. The request made vide above referred application to grant occupation certificate of Affordable Group Housing Colony area measuring 5.00 acres (Licence No. 43 of 2019 dated 05.03.2019) in Sector-108, Gurugram Manesar Urban Complex has been examined and before considering the same, comments of field offices were sought.

3. Whereas, Chief Engineer-I, HSVP, Panchkula vide memo no. 235707 & 235728 dated 30.08.2024 has confirmed that public health services (Internal & External) with respect to the applied buildings and site area have been got checked and reportedly laid at site and are operational/functional. The services include Water Supply, flushing water supply, Sewerage, SWD and Roads. The Senior Town Planner, Gurugram vide memo no. 4797 dated 29.08.2024 has intimated about the variations made at site vis-à-vis approved building plans.

4. Further, Mr. Anoj Tevatia, Architect and Sh. Nityanand Parsad, (Empanelled Supervising Engineer) has issued completion certificate stating that they have supervised the site and found that the workmanship, material used for construction meets 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, as you have deposited requisite composition fees amounting ₹ 8,75,295/- vide email dated 13.09.2024 on account of violations made viz-a-viz approved building plans. Accordingly, 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 Sqm.	%	Area in Sqm.	%
Tower-A	112	112	S+14 th	7582.826	39.04	7582.824	39.04
Tower-B	112	112	S+14 th	7585.344	39.05	7585.344	39.05
Tower-C	112	112	S+14 th	7582.826	39.04	7582.824	39.04
Tower-D	112	112	S+14 th	7582.826	39.04	7582.824	39.04
Tower-E	112	112	S+14 th	7582.826	39.04	7582.824	39.04
Tower-F	168	168	S+14 th	6359.917	32.74	6359.917	32.74
Total	728 Dwelling Units			44276.565	227.95	44276.557	227.95
Commercial-1	-	-	GF	369.399	45.64	369.399	45.64
Commercial-2	-	-	GF	346.500	42.81	346.500	42.81
Commercial-3	-	-	GF	378.000	46.70	378.000	46.70
Commercial-4	-	-	GF	346.500	42.81	346.500	42.81
Total	-	-	-	1440.399	177.96	1440.399	177.96
NON-FAR							
Community + Crèche				373.787		373.787	
Mumty and Machine Room				445.176		445.176	

Meter Room, ESS HT Room, Guard Room, Record/Clock Room, STP (Mumty), ESS DG Set Platform, STP Pump Room-1 (Mumty), UGT/SWTP Pump Room-1 (Mumty), ESS HT Transformer Room	286.474	286.474
Total	1105.437	1105.437

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 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.
 - III. That you shall apply for the connection for disposal of sewerage, drainage & water supply from HSVPA/State Government 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, Panchkula vide No. SEIAA/HR/2020/72 dated 06.02.2020.
 - XI. That you shall comply with all conditions laid down in the Memo No. FS/2024/549 dated 16.05.2024 to his office of the Director General, Fire Services, 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 you shall submit the report from Superintending Engineer (Planning), HVPNL, Panchkula regarding provisioning of electrical infrastructure upto 03.10.2024 (i.e. within the validity period of Licence No. 43 of 2019 dated 05.03.2019.
- XIX. 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-1348/JD(RD)/2023/ _____ Dated: - _____

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

1. Senior Town Planner, Gurugram with reference to his office memo. No. 4797 dated 29.08.2024.
2. Chief Engineer-I, HSVP, Panchkula with reference to his office memo nos. 235707 & 235728 dated 30.08.2024.
3. District Town Planner, Gurugram with reference to his office Endst. No. 7373 dated 07.08.2024.
4. District Town Planner(Enf.), Gurugram
5. The Director General, Fire Services, Haryana Panchkula with reference to his office Memo No. FS/2024/549 dated 16.05.2024 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.
6. Nodal Officer, website updation.
7. Sh. Nityanand Parsad, (Supervising Engineer), Flat No.-P6/16C, SRS Pearl Floor, SRS City, Sector-87, Kheri Kalan, Faridabad-121002, Haryana.
8. Sh. Anoj Tevatia, (Architect), K-47, Kailash Colony, New Delhi-110048.

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

