

Directorate of Town & Country Planning, Haryana

Plot no. 3, Nagar Yojana Bhawan, Sector-18A, Madhya Marg, Chandigarh

Phone: 0172-2549349, website:-<http://tcepharyana.gov.in>

FORM BR-VII

{See Code 4.10(2), (4) and (5)}

Occupation Certificate

To

Santur Infrastructure Pvt. Ltd.
Regd. Office: 302, 3rd Floor, Indraprakash Building,
21, Barakhamba Road,
New Delhi-110001.

Memo No. ZP-686/AD(RA)/2022/ 20077 Dated: - 13-07-2022

Subject:- Grant of occupation certificate for Tower-A, B, C, H, I and Basement situated in Group Housing colony being developed over an area measuring 10.9687 acres bearing Licence no. 103 of 2010 dated 30.11.2010, Sector-70, Gurugram Manesar Urban Complex.

Please refer to your application dated 23.02.2021 on the matter as subject cited above.

2. The request made vide above referred application to grant occupation certificate for the Tower-A, B, C, H, I and Basement constructed in above said group housing colony has been examined and before considering the same, comments of field offices were sought.

3. Whereas, Additional Chief Engineer (HQ), HSVP, Panchkula vide memo no. 150051 and 150065 dated 27.08.2021 has confirmed that public health services (Internal and 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. 6062 dated 15.12.2021 has intimated about the variations made at site vis-à-vis approved building plans.

5. Further, Structural Stability Certificate for the building raised at site has been issued by Sh. Mahavir Prasad has also confirmed about Structural Stability of building as per certificate issued.

6. On the basis of above said reports and after receipt of composition fees amounting 29,99,347/- on account of violations committed at site and other requisite documents on 20.06.2022 & 27.06.2022, 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	55	55	Stilt/G+13	7451.012	7454.855
Tower-B	55	55	Stilt/G+13	7451.012	7454.855
Tower-C	113	113	Stilt/G+18	10662.62	10748.32
Tower-H	65	65	Stilt/G+10	7103.225	7138.129

Tower-I	64	64	Stilt/G+10	6573.055	6615.245
Total	352 Main Dwelling Units			39240.924	39411.404
NON FAR AREA IN SQM					
Basement				23533.77	18207.978
Guard Room (2 no's)				0.00	20.082
STP				0.00	407.45
Total				23533.77	18725.51

7. 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 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.
 - 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 HSVPA/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/2014/577 dated 15.04.2014.
 - XI. That you shall comply with all conditions laid down in the memo no. FS/2021 /8 dated 09.06.2021 of the Fire Station Officer, Gurugram with regard to fire safety measures.
 - XII. 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, 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 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.
- XVII. 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.
- XVIII. 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-686/AD(RA)/2022/2078-82 Dated: - 13-07-2022

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

1. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 150051 & 150065 dated 27.08.2021.
2. Senior Town Planner, Gurugram with reference to his office memo. No. 6062 dated 15.12.2021.
3. District Town Planner, Gurugram with reference to his office endst. No. 12808 dated 07.12.2021.
4. The Fire Station Officer, Gurugram with reference to his office memo no. FS/2021 /8 dated 09.06.2021 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.
5. PM(IT) O/o DTCP for updation on the departmental website.

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