

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

To

Nani Resorts and Floriculture Pvt. Ltd.,
Building No. 80, 1st Floor,
Sector-44, Gurugram - 122003.

Memo No.ZP-1294/PA(DK)/2024/ 6947 Dated: 26-02-2024

Subject: - Grant of occupation certificate for Affordable Group Housing Colony area measuring 5.0125 acres (Licence No. 37 of 2019 dated 28.02.2019), Sector-92, Gurugram being developed by Nani Resorts and Floriculture Pvt. Ltd.

Please refer to your application dated 03.10.2023 & 21.02.2024 on the matter as subject cited above.

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

3. Whereas, Chief Engineer-I, HSVP, Panchkula vide his office memo no. 257515 dated 01.12.2023 and memo no. 225516 dated 01.12.2023 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. The Senior Town Planner, Gurugram vide memo no. 252 dated 11.01.2024 has intimated about the variations made at site vis-à-vis approved building plans.

4. Further, Structural Stability Certificate for the building raised at site has been issued by Sh. T.D. Aneja, (Supervising Engineer) has also confirmed about Structural Stability of building as per certificate issued.

5. On the basis of above said reports, composition fees amounting ₹ 5,60,943/- is liable to be charged 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 Sq.m.	%	Area in Sq.m.	%
Tower-A	120	120	G+14 th Floor	8247.60	42.353	8247.60	42.353
Tower-B	110	110	G+14 th Floor	7620.87	39.135	7620.87	39.135
Tower-C	104	104	G+13 th Floor	7198.70	36.966	7198.70	36.966
Tower-D	108	108	G+13 th Floor	7449.39	38.254	7449.39	38.254

Tower-E	110	110	G+14 th Floor	7601.39	39.035	7601.39	39.035
Tower-F	177	177	G+14 th Floor	6246.09	32.075	6246.09	32.075
Total	729	729		44364.04	227.818	44364.04	227.818
Commercial Block			G+1 st Floor	1416.86	174.62	1416.86	174.62
Non-FAR Area in Sqm.							
Floors				Sanctioned		Achieved	
Anganwadi/Community Hall				378.228 (189.114 + 189.114)		378.228 (189.114 + 189.114)	
Mumty area (Tower-A)				-		37.444	
Mumty area (Tower-B)				-		37.444	
Mumty area (Tower-C)				-		37.444	
Mumty area (Tower-D)				-		37.444	
Mumty area (Tower-E)				-		37.444	
Mumty area (Tower-F)				-		38.163	
Overhead Tank (Tower-A)				-		34.917	
Overhead Tank (Tower-B)				-		34.917	
Overhead Tank (Tower-C)				-		34.917	
Overhead Tank (Tower-D)				-		34.917	
Overhead Tank (Tower-E)				-		34.917	
Overhead Tank (Tower-F)				-		34.917	
Total						813.113	

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 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, Panchkula vide No. SEIAA/HR/2019/276 dated 30.08.2019.
- XI. That you shall comply with all conditions laid down in the Memo No. FS/2023/792 dated 31.08.2023 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 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. Any violation of the above said conditions shall render this occupation certificate null and void.

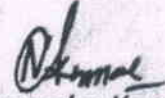
(Amit Khatri, IAS)
Director, Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-1294/PA(DK)/2024/_____ 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. 252 dated 11.01.2024.
2. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 257515 dated 01.12.2023 and memo no. 225516 dated 01.12.2023.
3. District Town Planner, Gurugram with reference to his office Endst. No. 9913 dated 29.12.2023.
4. District Town Planner (Enf.), Gurugram.

5. The Director General, Fire Services, Haryana, Panchkula with reference to his office Memo No. FS/2023/792 dated 31.08.2023 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. Sh. T.D. Aneja, 460 Tower-9, HEWO 2, Sector-56, Gurugram.
7. Nodal Officer, website updation.



(Narender Kumar)

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