

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

To

Nani Resorts & Floriculture Pvt. Ltd.
M-18, Greater Kailash-II,
New Delhi-110048.

Memo No.- ZP-992-VOL-II/AD(VK)/2024/ 16045 Dated: 03-06-2024

Subject: - Grant of occupation certificate for Tower-I,J,K,L,M & N falling in Affordable Group Housing Colony over an area measuring 9.1125 acres (License No. 11 of 2014 dated 10.06.2014 & License No. 82 of 2018 dated 06.12.2018) in sector-102, Gurugram being developed Nani Resorts & Floriculture Pvt. Ltd.

Please refer to your application dated 28.09.2023 on the matter as subject cited above.

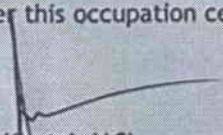
- The request made vide above referred application to grant occupation certificate for Affordable Group Housing Colony has been examined and before considering the same, comments of field offices were sought.
- Whereas, Chief Engineer-I, HSVP, Panchkula vide memo no. 278133 dated 28.12.2023 and memo no. 278131 dated 28.12.2023 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 & road. Further, rain water harvesting system is in place and functional. The Senior Town Planner, Gurugram vide memo no. 511 dated 25.01.2024 has intimated about the variations made at site vis-à-vis approved building plans.
- Further, Mr. Jyoti Prakash Sharma Architect and Sh. T.D. Aneja, empanelled Supervising Engineer have issued completion certificate stating that they have supervised the site and found that the workmanship, material use 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.
- On the basis of above said reports, composition fees amounting ₹ 53,73,418/- is liable to be charged on account of violations made viz-a-viz approved building plans which stands deposited by the applicant Accordingly, I hereby grant permission to occupy the buildings described below:-

Tower/ Block No.	No of dwelling units sanctioned	No of dwelling units achieve d	No. of Floors	FAR Sanctioned		FAR Achieved	
				Area in Sqm.	%	Area in Sqm.	%
Tower -I	116	116	Stilt/Grou nd Floor to 14 th Floor	7816.239	21.735	7816.239	21.735
Tower -J	114	114	Stilt/Grou nd Floor to 14 th Floor	7687.801	21.378	7687.801	21.378
Tower -K	116	116	Stilt/Grou nd Floor to 14 th Floor	7816.239	21.735	7816.239	21.735
Tower -L	116	116	Stilt/Grou nd Floor to 14 th Floor	7816.239	21.735	7816.239	21.735
Tower -M	114	114	Stilt/Grou	7687.386	21.377	7687.386	21.377

			nd Floor to 14 th Floor				
Tower -N	19	19	Stilt/Groun d Floor to 2 nd Floor	1327.833	3.692	1327.833	3.692
Total (A)	595 Main Dwelling Units			40151.737	111.654	40151.737	111.654
Non-FAR Area in Sqm.							
Tower -I				2243.53		2243.53	
Tower -J				2156.103		2156.103	
Tower -K				2132.14		2132.14	
Tower -L				2132.14		2132.14	
Tower -M				2124.865		2124.865	
Tower -N				665.560		665.560	
Total				11454.338		11454.338	

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/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 HSYP 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 State Environment Impact Assessment Authority Haryana, Panchkula vide No. SEIAA/HR/2019/360 dated 04.10.2019.
 - xi. That you shall comply with all conditions laid down in the Memo. No. FS/2023/974 dated 14.10.2023 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.

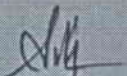
- xv. That you shall impose a condition in the allotment/possession letter that the allottee shall use Light-Emitting Diode lamps (LED) for internal lighting, so as to conserve energy.
- xvi. That provision of parking shall be made within the area earmarked/designated for parking in the colony and no 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 the colonizer shall transfer the land forming part of sector road, service roads, green belts and 24/18 mtr. wide road as the case may be, shall be transferred within a period of 30 days, in favour of the Govt from the date of grant of occupation certificate.
- xx. 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-992-VOL-II/AD(VK)/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. 511 dated 25.01.2024.
2. Chief Engineer-I, HSVP, Panchkula with reference to his office vide memo no. 278133 dated 28.12.2023 and memo no. 278131 dated 28.12.2023
3. District Town Planner, Gurugram with reference to his office Endst. No. 575 dated 19.01.2024.
4. District Town Planner (Enf.), Gurugram.
5. Director General, Fire Service, Haryana, Panchkula with reference to his office Memo. No. FS/2023/974 dated 14.10.2023 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 the Fire Officer, Gurugram will be personally responsible for any lapse/violation.
6. Sh. T.D. Aneja, empanelled Supervising Engineer, 460, Tower-9 HEWO 2, Sector-56, Gurugram.
7. Mr. Jyoti Prakash Sharma, Architect, N-08, Basement, Panchsheel Park-New Delhi.
8. Nodal Officer, website updation.


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