

DIRECTORATE OF TOWN AND COUNTRY PLANNING, HARYANA
Nagar Yojna Bhawan, Plot No. 3, Block-A, Sector-18-A, Madhya Marg, Chandigarh
Tele -Fax: -0172-2548475: 0172-2549851, E-mail:tcpharyana7@gmail.com
Web Site: www.tcpharyana.gov.in

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

To:

Sobha Ltd.,
Rider House Plot No. 136-P,
5th Floor, Sector-44, Gurugram.

Memo No.-ZP-622-IV/AD(VK)/2024/

3436

Dated:

30-01-2024

Subject: -

Grant of Part occupation certificate for Tower-B-3, EWS-Tower-03 and Basement in Group Housing Colony area measuring 39.375 acres (Licence no. 107 of 2008 dated 27.05.2008) in Sector-108, Gurugram Manesar Urban Complex being developed by Sobha Ltd.

Please refer to your application dated 19.09.2023 on the matter as subject cited above.

2. The request made vide above referred application to grant Part occupation certificate for Tower-B-3, EWS-Tower-03 and Basement in Group Housing Colony area measuring 39.375 acres (Licence no. 107 of 2008 dated 27.05.2008) 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. 257843 dated 04.12.2023 and 258444 dated 04.12.2023 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 and Roads. The Senior Town Planner, Gurugram vide memo no. 7494 dated 22.11.2023 has intimated about the variations made at site vis-à-vis approved building plans.

4. Further, Mr. Nikhil Thakur, Architect and Sh. Raj Kumar Singh, (Structure 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, composition fees amounting ₹ 80,973/- 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 Sqm.	%	Area in Sqm.	%
Tower -B3	72	72	Stilt/GF to 18 th Floor	10390.01	6.81	10390.01	6.81
EWS-Tower-03	27	27	GF to 1 st Floor	682.864	0.447	701.36	0.459
Total (A)	72 Main Dwelling Units and 27 EWS Units			11072.874	7.257	11091.37	7.269
Occupation certificate already granted for Tower-A to C and EWS No. 2 was granted vide memo dated 08.04.2022 (B)	240 Main Dwelling Units and 97 EWS Units			37158.137	24.366	37221.039	24.404
Tower-A2, B2, C2, Convenient Shopping, Community Building, Primary School, Nursery School-1 and Nursery School-2 were granted on 02.11.2022 (C)	240 Main Dwelling Units			37509.495	24.593	37503.759	24.588
Tower-C3 was granted on 16.05.2023 (D)	96 Main Dwelling Units			16113.936	10.56	16113.936	10.56
Total (A+B+C+D)	648 Main Dwelling Units and 124 EWS Units			101854.442	66.776	101930.004	66.832
Non-FAR Area in Sqm.							
Stilt Floor				-		1301.72	
Basement				-		3751.79	

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 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 Ministry of Environment, Forest and Climate Change, Govt. of India vide No. 21-183/2017-IA-III dated 29.08.2017.
 - XI. That you shall comply with all conditions laid down in the FS/2023/917 dated 29.09.2023 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. 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. 622-IV/AD(VK)/2024/ 3437-42 Dated: - 30-01-2024

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

1. Senior Town Planner, Gurugram with reference to his office memo. No. 7494 dated 22.11.2023.

2. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 257843 dated 04.12.2023 and 258444 dated 04.12.2023.
3. District Town Planner(P), Gurugram with reference to his office Endst. No. 8727 dated 17.11.2023.
4. District Town Planner (Enf.), Gurugram.
5. The Director General, Fire Service, Haryana Panchkula with reference to his office Memo No. FS/2022/351 dated 08.12.2022 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.


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