

DIRECTORATE OF TOWN AND COUNTRY PLANNING, HARYANA
Nagar Yojna Bhawan, Plot No. 3, Block-A, Sector-18-A, Madhya Marg, Chandigarh
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FORM DR-VII
(See Code 4.10(2), (4) and (5))
Occupation Certificate

To

Chintel India Pvt. Ltd.,
A-11, Kailash Colony,
New Delhi-110048.

Memo No. -ZP-353-II/JD(RD)/2024/ 27/27 Dated: 28/08/2024

Subject: - Grant of Occupation Certificate for Tower 1, 2, 7, 8, 9, Nursery School and Basement falling in Pocket-B in Group Housing Colony area measuring 20.169 acres (Licence No. 250 of 2007 dated 02.11.2007 & Licence No. 50 of 2012 dated 17.05.2012) in Sector-109, Gurugram.

Please refer to your application dated 07.12.2023 on the matter as subject cited above.

2. The request made vide above referred application to grant occupation certificate for Group Housing Scheme 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. 38614 dated 19.02.2024 and memo no. 38558 dated 19.02.2024 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, flushing water supply, sewerage, SWD and roads. Further, rain water harvesting system is in place and functional. The Senior Town Planner, Gurugram vide memo no. 875 dated 12.02.2024 has intimated about the variations made at site vis-à-vis approved building plans.

4. Further, Sh. TK Majumdar, Architect and Sh. Rajan Kumar Singh, (Empanelled Supervising 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, as you have suo-moto deposited requisite composition fees amounting ₹ 28,14,726/- 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 constructed	No. of Floors	FAR Sanctioned		FAR Achieved	
				Area in Sqm.	%	Area in Sqm.	%
Tower-1	68	68	G+17	10214.65	12.51	10214.65	12.51
Tower-2	68	68	G+17	10214.65	12.51	10214.65	12.51
Tower-7	40	40	G+20	5629.43	6.90	5629.43	6.90
Tower-8	72	72	G+18	8097.84	9.92	8097.84	9.92
Tower-9	36	36	G+18	6708.11	8.21	6708.11	8.21
Total	284	284	-	40864.68	50.07	40864.68	50.07
Non-FAR Area in Sqm.							
Basement-1				29713.02		17618.12	
Nursery School			G+3	804.366		804.366	

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 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 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/2020/569 dated 16.11.2020.
 - XI. That you shall comply with all conditions laid down in the FS/2023/1074 dated 07.11.2023 of 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-353-II/JD(RD)/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. 875 dated 12.02.2024.
2. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 38614 dated 19.02.2024 and memo no. 38558 dated 19.02.2024.
3. District Town Planner, Gurugram with reference to his office Endst. No. 1075 dated 07.02.2024.
4. District Town Planner (Enf.), Gurugram.
5. The Director General, Fire Services, Haryana, Panchkula with reference to his office Memo No. FS/2023/1074 dated 07.11.2023 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. Rajan Singh, (Empanelled Supervising Engineer), Flat No. P-1114, Piyush Height, Sector-89, Faridabad-121002.
7. Sh. T.K. Majumdar, (Architect), C-103A, First Floor, Panchsheel Vihar, Malviya Nagar, New Delhi-110017.
8. Nodal Officer, website updation.

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