

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-V/SD(RD)/2024/ 35889 Dated 21-11-2024

Subject: - Grant of Part occupation certificate for (Tower-B-4 and 4th Floor of EWS Tower-03) in Group Housing Colony an area measuring 39.375 acres (Licence No. 107 of 2008 dated 27.05.2008) in Sector-108, Gurugram Manesar Urban Complex developed by Sobha Ltd.

Please refer to your application dated 11.09.2024 on the matter as subject cited above.

2. The request made vide above referred application to grant Part occupation certificate for (Tower-B-4 and 4th Floor of EWS Tower-03) in Group Housing Colony an 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. 274670 dated 15.10.2024 & 273219 dated 14.10.2024 has confirmed that public health services (Internal & External) with respect to the applied buildings and site area have been got checked and reportedly laid at site and are operational/functional. The services include Water Supply, Sewerage, SWD and Roads. The Senior Town Planner, Gurugram vide memo no. 5545 dated 11.10.2024 has intimated about the variations made at site vis-à-vis approved building plans.

4. Further, Ar. Lokmani Sharma, Architect and Sh. Raj Kumar Singh, (Empanelled Supervising Engineer) has issued completion certificate stating that they have supervised the site and found that the workmanship, material used 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.

5. On the basis of above said reports, as you have deposited requisite composition fees amounting ₹ 54,235/- 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 -B4	72	72	Stilt+18 th Floor	10158.732	6.66	10158.732	6.66
4 th Floor of EWS Tower-03	14	14	4th Floor	336.317	0.22	345.290	0.226
Stilt	-	-	-	43772.592	28.70	268.771	0.176
Total (A)	72 Main Dwelling Units and 14 EWS Units			54267.641	35.58	10772.793	72.63
Non FAR Area in Sqm.				73431.168		1258.360	
Basement				43772.592		748.562	
Stilt						2006.922	

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/competent authority 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/competent authority 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 Clearances issued by State Environment Impact Assessment Authority Haryana vide No. SEIAA/HR/2010 dated 25.11.2010.
 - XI. That you shall comply with all conditions lay down in the Memo. No. FS/2024/985 dated 16.09.2024 of the Director General, Fire Services, Haryana, Panchkula with regard to fire safety measures.
 - XII. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
 - XIII. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.
 - XIV. 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.
 - XV. 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. In case the electricity is supplied through Generators then the tariff charges should not exceed the tariff being charged by DHBVN.
 - 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. 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-622-V/SD(RD)/2024 _____ Dated _____

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

1. The Director General, Fire Services, Haryana Panchkula with reference to your office Memo. No. FS/2024/985 dated 16.09.2024 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 firefighting infrastructure is created at Gurugram for the high-rise buildings and concerned Fire Officer will be personally responsible for any lapse/violation, as HSVP has released the necessary funds.