

**SANTUR REALTOR PVT. LTD.**

E-6, Greater Kailash Part-I, New Delhi-110048 Ph.: 011-46548102/03/04

E-mail : info@santurgroup.com CIN No. : U45200DL2011PTC218321



Asst. Secy

22<sup>nd</sup> October, 2024

To,

**The Chairman**

Haryana Real Estate Regulatory  
Gurugram, Haryana

**Project id: RERA-GRG-148-2019**



Reference: RC/REP/HARERA/GGM/17 of 2019/7(3)/35/2023/12 dated 07/06/2023 valid till 30.11.2024.

**Subject: Submission of Completion Certificate for the Project "SANTUR ASPIRA" Situated at Sector-3, Gurugram, Haryana.**

Respected Sir,

This is with reference to the above-cited subject, we are hereby submitting the completion certificate issued by the Department of Town & Country Planning, Chandigarh, Haryana, vide MEMO No. LC-2718/JE/(SK)/2024/31998 dated 21.10.2024, for the Real Estate Group Housing project situated at Sector-3, Gurugram, Haryana, under the name of "**SANTUR ASPIRA**," with a land area measuring 2.5625 acres.

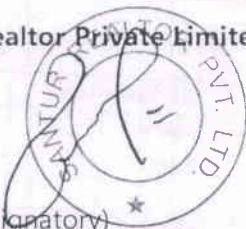
Further, we wish to inform you that the company has already obtained the occupation certificate on 23.10.2023, issued by the Directorate of Town and Country Planning, Chandigarh, Haryana, vide MEMO No. ZP-995/PA/DK/2023/35793. (Copy enclosed)

In the light of above, we humble request the authority to kindly close the file for the above-mentioned project in your records and notify us accordingly

Thanking you,

Yours faithfully,

for **Santur Realtor Private Limited**



(Authorised Signatory)

Encl: Copy of Completion Certificate  
Copy of Occupancy Certificate

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

To  
 Santur Realtors Pvt. Ltd.,  
 E-6, Greater Kailash, Part-I,  
 New Delhi-110048.

Memo No. - ZP-995/PA(DK)/2023/ 35793 Dated: 23-10-2023

Subject: - Grant of occupation certificate for Group Housing Colony measuring 2.5625 acres (Licence No. 50 of 2014 dated 18.06.2014) Sector-3, Gurugram being developed by Santur Realtors Pvt. Ltd..

Please refer to your application dated 28.02.2023 and 18.09.2023 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. 128167 dated 08.06.2023 and 128174 dated 08.06.2023 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. 4890 dated 03.08.2023 has intimated about the variations made at site vis-à-vis approved building plans.

4. Further, Sh. Manish Jain, 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 ₹ 11,18,682/- 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 constructed	No. of Floors	FAR Sanctioned		FAR Achieved	
				Area in Sq.m.	%	Area in Sq.m.	%
Tower-A	48	48	Ground Floor to 12 <sup>th</sup> Floor	5829.352	56.40	5835.07	56.45
Tower-B	42	42	Ground Floor to 12 <sup>th</sup> Floor	5874.322	56.83	5877.577	56.87
Tower-C	48	48	Ground Floor to 12 <sup>th</sup> Floor	5829.352	56.40	5835.07	56.45
EWS Block	24	24	Ground Floor to 3 <sup>rd</sup> Floor	506.216	4.90	506.216	4.90



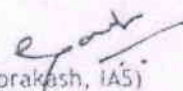
Community Building (Under Tower- A & B)	Ground Floor	306.487	2.96	302.188	2.92
Convenient Shopping (Under Tower- C)	Ground Floor	51.664	0.50	51.664	0.50
Total	138 Main Dwelling Unit and 24 EWS Unit	18397.393	177.99	18407.785	178.09
Non-FAR Area in Sqm.					
		Sanctioned		Achieved	
Basement		5226.476		5226.476	
Guard Room		-		10.0	
Meter Room		-		25.95	

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 HSPVA/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 HSPVA/State Government as per their scheme.
  - V. That in case some additional structures are required to be constructed as decided by HSPV 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/2016/29 dated 22.01.2016.
  - XI. That you shall comply with all conditions laid down in the FS/2023/128 dated 15.02.2023 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.

est.



- 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.

  
(T.L. Satyaprakash, IAS)  
Director General,  
Town and Country Planning,  
Haryana, Chandigarh.

Endst. No. ZP-995/PA(DK)/2023/ \_\_\_\_\_ 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. 4890 dated 03.08.2023.
2. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 128167 dated 08.06.2023 and 128174 dated 08.06.2023.
3. District Town Planner, Gurugram with reference to his office Endst. No. 5896 dated 28.07.2023.
4. District Town Planner (Enf.), Gurugram.
5. The Director General, Fire Services, Haryana, Panchkula with reference to his office Memo No. FS/2023/128 dated 15.02.2023 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. Sh. Raj Kumar Singh, (Structure Engineer), H. No. 1192, Sector-9A, Gurugram.
7. Nodal Officer, website updation.

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

