

FORM BR-VII

(See Code 4.10(2), (4) and (5))

Occupation Certificate

To

Sarvpriya Securities Pvt. Ltd.
13th Floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road,
New Delhi- 110001.

Memo No. ZP-1295/JD (RA)/2024/28911 Dated: - 13-09-2024

Subject: -

Grant of Occupation Certificate for Tower-A, B, C, D, E, F, G, H, I, J, K, Commercial & Community Building/Anganwari falling in Affordable Group Housing Colony on the area measuring 5.4875 acres (Licence no. 45 of 2019 dated 01.03.2019) in Sector-37-D, Gurugram Manesar Urban Complex.

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

2. The request made vide above referred application to grant occupation certificate for Tower-A, B, C, D, E, F, G, H, I, J, K, Commercial & Community Building/Anganwari falling in Affordable Group Housing Colony has been examined and before considering the same, comments of field offices were sought.
3. Whereas, Chief Engineer HSVP, Panchkula vide memo dated 181743 dated 04.07.2024 and 181731 dated 04.07.2024 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, sewerage, SWD and roads. Senior Town Planner, Gurugram vide memo no. 3484 dated 26.06.2024 has intimated about the variations made at site vis-à-vis approved building plans.
5. Further, Sh. Gian P Mathur, Architect and Sh. Paresh Jauhari, (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.
6. On the basis of above said reports and receipt of composition fees amounting ₹ 83,40,044/- on account of violations committed in said towers and other requisite documents, I hereby grant permission to occupy the buildings described below:-

Tower/ Block No.	Dwelling Units	No's of Floors	FAR Sanctioned	FAR Achieved
			Area in Sqm.	Area in Sqm.
Tower-A, B & C	160 x 3 = 480	Ground Floor to 19 th Floor	30067.60	30067.60
Tower-D	80	Ground Floor to 19 th Floor	4920.821	4920.821
Tower-E	42	Ground Floor to 13 th Floor	3061.028	3061.028
Tower-F, G, H	24 x 4 = 96	Ground Floor to	6262.08	6262.08

& I		5 th Floor		
Tower-J & K	28 x 2 = 56	Ground Floor to 6 th Floor	3641.55	3641.55
Commercial Block		Ground Floor to 2 nd Floor	1574.818	1574.818
Total	754 Units		49527.897	49527.897
NON FAR AREA DETAIL				
Guard Room/ESS			---	297.483
Anganwari /Community Hall			380.64	380.64
Total			380.64	678.123

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 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 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 Vide No. SEIAA/HR/2019/402 dated 14.10.2019.
- XI. That you shall comply with all conditions laid down in the Director General, Fire Services, Haryana, Panchkula memo no FS/2024/267 dated 28.02.2024 with regard to fire safety measures.

- XII. You shall comply with all the conditions laid down in Form-D issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana, HUDA, Primary School Building, Block-C-2, Sushant Lok-I, 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. 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-1295/JD(RA)/2024/_____ Dated: - _____

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

1. Director General, Fire Services, Haryana, Panchkula memo no FS/2024/267 dated 28.02.2024 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 fire fighting infrastructure is created at Gurugram for the high-rise buildings and concerned Fire Officer will be personally responsible for any lapse/violation.
2. The Member Secretary, State Environment Impact Assessment Authority, Haryana, Bay no. 55-58, Prayatan Bhawan, Sector-2, Panchkula w.r.t. his office memo no. SEIAA/HR/2019/402 dated 14.10.2019.
3. Chief Engineer -I, HSVP, Panchkula vide memo no. 181743 dated 04.07.2024 and 181731 dated 04.07.2024.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 3484 dated 26.06.2024.
5. District Town Planner, Gurugram with reference to his office endst. No. 5581 dated 21.06.2024.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer, website updation.
8. Sh. Gian P Mathur, Architect, C-55, East of Kailash, New Delhi-110065.
9. Sh. Paresh Jauhari, (Empanelled Supervising Engineer), 20, Central Lane, Babar Road, New Delhi-110001.

(Sunena)
District Town Planner (HQ),
For Director, Town and Country Planning,
Haryana, Chandigarh.

