

FORM BR-VII

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

To

Signature Global (India) Pvt. Ltd.,
1304, 13th Floor, Dr. Gopal Das Bhawan,
28, Barakhamba Road, Connaught Place,
New Delhi - 110001.

Memo No.-ZP-1333-II/PA(DK)/2024/27779 Dated: 05-09-2024

Subject: - Grant of occupation certificate for Affordable Group Housing Scheme measuring 5.9125 acres (Licence No. 33 of 2018 dated 26.05.2018), Sector-79, Gurugram Manesar Urban Complex being developed by Signature Global (India) Pvt. Ltd.

Please refer to your application dated 26.02.2024 & 27.08.2024 on the matter as subject cited above.

2. The request made vide above referred application to grant occupation certificate for Affordable Group Housing Colony has been examined and before considering the same, comments of field offices were sought.

3. Whereas, Chief Engineer-I, HSVP, Panchkula vide memo no. 77219 dated 26.03.2024 and memo no. 77208 dated 26.03.2024 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, 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. 3008 dated 23.05.2024 has intimated about the variations made at site vis-à-vis approved building plans.

4. Further, Structural Stability Certificate for the building raised at site has been issued by Sh. Paresh Jauhari, (Supervising Engineer) has also confirmed about Structural Stability of building as per certificate issued

5. On the basis of above said reports and receipt of composition charges amounting ₹ 12,14,490/- on account of violations committed in said building viz-a-viz approved building plans and other requisite documents, 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 Sq.m.	%	Area in Sq.m.	%
Tower-A	207	207	G+25 th Floor	14456.27	62.935	14456.27	62.935
Tower-B	167	167	G+23 rd Floor	11735.05	51.088	11735.05	51.088
Tower-C	207	207	G+25 th Floor	8688.028	37.823	8688.028	37.823
Tower-D	64	64	G+21 st Floor	2983.98	12.991	2983.98	12.991
Tower-E	207	207	G+25 th Floor	14456.27	62.935	14456.27	62.935
Total	852	852		52319.598	227.772	52319.598	227.772
Commercial Block			G+1 st Floor	1697.91	177.405	1694.311	177.029

Non-FAR Area in Sqm.		
Floors	Sanctioned	Achieved
Anganwadi/Community Hall	382.84	382.84
Guard Room	6.003	6.003
UGT Mumty, Electric Room and Meter Room	-	357.943
Total		746.786

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/space 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 HSVP/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 State Environment Impact Assessment Authority Haryana, Panchkula vide No. SEIAA/HR/2020/388 dated 03.09.2020.
 - xi. That you shall comply with all conditions laid down in the Memo. No. FS/2024/266 dated 28.02.2024 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. ZP-1333-II/PA(DK)/2024/_____ Dated: - _____

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

1. Chief Engineer-I, HSVP, Panchkula with reference to his office vide memo no. 77219 dated 26.03.2024 and memo no. 77208 dated 26.03.2024.
2. Senior Town Planner, Gurugram with reference to his office memo. no. 4662 dated 20.07.2023.
3. District Town Planner, Gurugram with reference to his office Endst. No. 4310 dated 20.05.2024, memo no. 6027 dated 03.07.2024 and memo no. 8059 dated 28.08.2024.
4. District Town Planner (Enf.), Gurugram.
5. Director General, Fire Service, Haryana, Panchkula with reference to his office Memo No. FS/2024/266 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 the Fire Officer, Gurugram will be personally responsible for any lapse/violation.
6. Sh. Paresh Jauhari, Supervising Engineer, 20, Central Lane, Babar Road, New Delhi - 110001.
7. Nodal Officer, website updation.


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

