

FORM BR-VII

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

To

Imperia Structures Ltd. and others,
A-25, Mohan Co-operative Industrial Estate,
New Delhi-110044.

Memo No. ZP-768-Vol.-III/JD(RA)/2024/21165 Dated: - 12/07/24

Subject: - Grant of occupation certificate for Tower-A, B, C, Community Building/Convenient Shopping, and EWS-I (2nd floor (part) to 7th floor) falling in Group Housing Scheme measuring 17.0 acres (Licence No. 64 of 2011 dated 16.07.2011), Sector-37C, Gurugram.

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, Community Building/Convenient Shopping, and EWS-I (2nd floor (part) to 7th floor) falling in Group Housing Scheme** has been examined and before considering the same, comments of field offices were sought.

3. Whereas, Chief Engineer HSVP, Panchkula vide memo dated 126764 dated 07.06.2023 and 126808 dated 07.06.2023 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. Senior Town Planner, Gurugram vide memo no. 4585 dated 17.07.2023 has intimated about the variations made at site vis-à-vis approved building plans.

5. Further, Sh. Rajiv Gandhi, Architect and Sh. Raj Kumar Singh, (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 ₹ 1,25,72,273/- 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.	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	79	80	Ground Floor to 19 th Floor	12532.318	18.21	12407.856	18.03
Tower-B	79	80	Ground Floor to 19 th Floor	12532.318	18.21	12436.409	18.08
Tower-C	95	96	Ground Floor to 23 rd Floor	10768.768	15.65	10881.733	15.82
EWS-I	104	74 (OC for 30 units stands granted vide	2nd floor (part) to 7th floor	1904.094	2.77	1797.109	2.61

		memo no. 5125 dated 07.02.2018)					
Community Building			Ground Floor to 1 st Floor	620.582	0.9	736.028	1.07
Convenient Shopping			Ground Floor	212.949	0.31	210.309	0.30
Total	256 Main Dwelling Unit and 74 EWS Unit			38571.029	56.06	38469.444	55.91
Non-FAR Area in Sqm.							
				Sanctioned	Achieved		
Basement-I				12821.04	13428.18		

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 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 Environment clearance issued by State Environment Impact Assessment Authority, Haryana Vide No. SEIAA (127)/HR/2021/273 dated 09.04.2021.
 - XI. That you shall comply with all conditions laid down in the Fire Station Officer, MC, Gurugram vide memo no FS/2022/164 dated 30.06.2022 for Tower-A, B, C, Community Building/Convenient Shopping and memo no FS/2022/3140 dated 26.11.2022 for EWS upto G+2 floor and EWS for 3rd to 7th Floor issued by Director General, Fire Services, Haryana, Panchkula vide memo FS/2024/589 dated 27.05.2024 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-768-Vol.-III/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/2024/589 dated 27.05.2024 for EWS for 3rd to 7th Floor 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 (127)/HR/2021/273 dated 09.04.2021.
3. Chief Engineer -I, HSVP, Panchkula vide memo no. 126764 dated 07.06.2023 and 126808 dated 07.06.2023.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 4585 dated 17.07.2023.
5. District Town Planner, Gurugram with reference to his office endst. No. 5475 dated 15.07.2023.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer, website updation.
8. The Fire Station Officer, MC, Gurugram memo no FS/2022/164 dated 30.06.2022 for Tower-A, B, C, Community Building/Convenient Shopping and memo no FS/2022/3140 dated 26.11.2022 for EWS 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.
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(Suhena)
District Town Planner (HQ),
For Director, Town and Country Planning,
Haryana, Chandigarh.