

REGD.

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

From

Director,
Town & Country Planning Department, Haryana,
Nagar Yojana Bhavan, Plot No. 3, Block-A,
Sector-18-A, Madhya Marg, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com, Website www.tcpharyana.gov.in

To

B.M. Gupta Developers Pvt. Ltd.,
Room No. 2, 1st Floor, 5948 & 5949, Basti Harphool Singh,
Sadar Thana Road, Delhi-06.

Memo No. ZP-1034/PA(DK)/2022/ 31254 Dated:- 14-10-2022

Whereas B.M. Gupta Developers Pvt. Ltd. has applied for the issue of an occupation certificate on 05.05.2022 in respect of the buildings described below:-

DESCRIPTION OF BUILDING

City: Rewari: -

- Licence No. 73 of 2014 dated 01.08.2014.
- Total area of the Affordable Group Housing Colony measuring 5.975 acres.
- Sector-26 & 27, Rewari.
- Indicating description of building, covered area, towers, nature of building etc.

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.	%
Towers P-01 (Tower-01)	297	298	Ground Floor to 24 th Floor	18060.33	81.485	17240.20	77.785
P-03 (Tower- 02)	283	284	Ground Floor to 23 rd Floor	17171.55	77.476	16435.705	74.156
P-04 (Tower- 03 & Tower- 04)	352	352	Stilt/Ground Floor to 11 th Floor	14630.81	66.012	14088.514	63.565
Total	932	934		49862.69	224.973	47764.419	215.506
Non-FAR Area in Sqm.							
			No. of Floors	Sanctioned	Achieved		
Anganwadi in Tower P-04 (Tower-04)			Ground Floor	218.80	187.512		
Community Hall in Tower P- 04 (Tower-04)			Ground Floor	211.55	207.982		
Stilt Area P-04 (Tower-03 & Tower-04)				1356.47	1391.278		
Basement Area				9844.71	11300.807		
			Total	11631.53	13087.579		


I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Fire Station Officer, Fire Station MC, Rewari, Environment Clearance issued by State Environment Impact Assessment Authority, Haryana, Structure Stability Certificate given by Sh. Rakesh Kumar, M.S. Structure, Public Health functional reports received from Chief Engineer-I, HSVP, Panchkula & Certificate of Registration of lift issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana and after charging the composition charges amount of ₹ 80,79,545/- for the variations vis-à-vis approved building plans with following conditions: -



1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. The basements and stilt shall be used as per provisions of approved zoning plan and building plans.
8. That the outer facade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
9. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
10. 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/2016/824 dated 27.09.2016.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2022/12 dated 04.05.2022 of the Fire Station Officer, Fire Station MC, Rewari with regard to fire safety measures.
12. That you shall comply with all the conditions laid down in Form-D issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana, HSVP Primary School Building, Block-C-2, Sushant Lok-I, Gurugram.
13. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
14. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.
15. 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.
16. 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.
17. 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.
18. The occupation certificate for the aforesaid Towers/Block is granted subject to the following conditions:-




- (i) That you shall submit the report from Superintending Engineer (Planning), HVPNL, Panchkula regarding provisioning of electrical infrastructure within 90 days from issue of this occupation certificate.
 - (ii) That you shall submit the approval of Electrical Single Line Diagram (SLD) from Chief Electrical Inspector within 90 days from issue of this occupation certificate.
 - (iii) That you shall obtain the amended Environment Clearance before applying the occupation certificate of remaining towers/buildings.
19. Any violation of the above said conditions shall render this occupation certificate null and void.


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

Endst. No. ZP-1034/PA(DK)/2022/ _____ Dated: - _____

- A copy is forwarded to the following for information and necessary action: -
1. Member Secretary, State Level Environment Impact, Assessment Authority Haryana, Panchkula w.r.t. NOC issued vide no. SEIAA/HR/2016/824 dated 27.09.2016 and compliance of condition no. 18(iii) by colonizer.
 2. The Fire Station Officer, MC, Rewari with reference to his office Memo. No. FS/2022/12 dated 04.05.2022 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 Rewari for the high-rise buildings and concerned Fire Officer will be personally responsible for any lapse/violation.
 3. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 145758 dated 24.08.2022.
 4. Senior Town Planner, Gurugram with reference to his office memo. No. 4211 dated 22.06.2022.
 5. Superintending Engineer (Planning), HVPNL, Sector-6, Panchkula w.r.t. this office endst. no. 14173 dated 24.05.2022 and compliance of condition no. 18(i) by the colonizer.
 6. District Town Planner, Rewari with reference to his office Endst. No. 3550 dated 14.06.2022.
 7. Nodal Officer, website updation.


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

