

Office of Senior Town Planner, Gurugram
DEPARTMENT OF TOWN & COUNTRY PLANNING, HARYANA
SECTOR-14, HUDA COMPLEX, 3RD FLOOR, GURUGRAM.

Tel+Fax-0124-4014776

E-mail: stp4.Gurugram.tcp@gmail.com

FORM-BR-VII

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

HBC-2017

To

M/s Lion Infra Developers LLP,
Ocus Technopolis, Tower-B,
2nd Floor, TSF 01-08, Golf Course Road,
Sector-54, Gurugram.

Memo no.

5887

Dated:

5-11-24

Sub:

Grant of Occupation Certificate for commercial site for an area measuring 0.468017 acres falling in the Affordable Plotted Colony under DDJAY (License No. 23 of 2019 dated 20.02.2019) in the revenue estate of village Sohna, Sector-35, Sohna, District Gurugram being developed by Lion Infra Developers LLP.

Ref:-

Your application dated 16.09.2024.

Whereas, you have applied for the issuance of Occupation Certificate of commercial building, so permission for the occupation of the subjected building is granted after receiving the composition charges amounting Rs. 20,376/- (Twenty Thousand Three Hundred Seventy Six Only) for the variations made at site vis-a-vis approved Building Plans subject to the following conditions:-

1. That the building shall be used only for the purpose of Commercial building and in accordance with the uses defined in the approved Zoning Regulations/ sanctioned Building Plan.
2. That you shall maintain roof top rain water harvesting system and keep it operational all the time, as per the provisions of Haryana Building Code- 2017.
3. Parking shall be made within the area earmarked/designated for parking only and no vehicle shall be allowed to park outside the premises.
4. That the outer facades of the building shall not be used for the purpose of advertisement and placement of hoardings.
5. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
6. That you shall comply with all the conditions laid down in the memo no. FS/2024/1124 dated 26.10.2024 of Director General, Fire Service, Haryana, Panchkula with regard to fire safety measures and you shall be fully responsible for fire safety measures.
7. That you shall comply with all the conditions laid down in the Lift NOC issued from Executive Engineer, Electrical Inspectorate, Gurugram-II, vide office memo no. 13449 dated 26.09.2024.
8. That you shall use Light-Emitting Diode (LED) Lamps in the building as well as for Campus lighting.
9. The occupation certificate is being issued subject to audit.

FOR LION INFRADEVELOPERS LLP



AUTHORISED SIGNATORY

DESCRIPTION OF BUILDING:-

Sr. No.	Attributes	Sanctioned FAR Area(Sqm.)	Achieved FAR(Sqm.)	Non FAR(Sqm.)		Ground Coverage(Sqm.)	
				Porposed	Achieved	Permissible	Proposed.
1	Basement	-	-	1193.310	1193.310	--	--
2	Ground Floor	1036.784	1036.784	25.760	25.760	1136.400	1062.543
3	First Floor	952.470	952.470	364.632	305.167	-	-
4	Second Floor	851.350	851.579	221.683	172.170	-	-
5	Terrace/Mumuty	--	--	34.035	74.775	-	-
6	Over head water Tank	--	--	27.735	27.735	-	-
		2840.604	2840.833	1867.155	1798.917	1136.400	1062.543

Final Discription

Description	Permissible area (In Sqm.)	Sanctioned Area (in Sqm.)	Total Achieved area (in Sqm.)
Ground Coverage @35%	1136.400	1062.54	1062.54
FAR @150%	2841.00	2840.604	2840.833



Senior Town Planner -Cum-Chairman
Building Plan Composition Committee
Gurugram.

Endst. No. STP(G)/2024/

Dated:

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

1. Director General, Town & Country Planning, Haryana, Chandigarh.
2. Director General, Fire Service, Haryana, Panchkula w.r.t. their office memo no. FS/2024/1124 dated 26.10.2024.
3. Superintending Engineer, HSVP Circle-II, Gurugram w.r.t. their office Memo No. 256419 dated 24.09.2024, vide which approval from Public Health Point of view has been accorded.
4. District Town Planner (P), Gurugram this office Memo No. 8868 dated 08.10.2024.
5. District Town Planner (Enf.), Gurugram.


Senior Town Planner Cum-Chairman
Building Plan Composition Committee
Gurugram.

FOR LION INFRADEVELOPERS LLP


AUTHORISED SIGNATORY