

DIRECTORATE OF TOWN AND COUNTRY PLANNING, HARYANA
Nagar Yojna Bhawan, Plot No. 3, Block-A, Sector-18-A, Madhya Marg, Chandigarh
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FORM BR-VII
(See Code 4.10(2), (4) and (5))
Occupation Certificate

To

B.M. Gupta Pvt. Ltd.,
5th floor, BMG City Centre, Elegant City,
Sector-26, Garhi Bolni Road,
Rewari-123401.

Memo No.ZP-1034-II/JD(RD)/2023/ 31512 Dated: 21-09-2023

Subject: - Grant of part occupation certificate for C-1 (Ground Floor) & C-2 (Ground Floor) falling in Affordable Group Housing colony area measuring 5.975 acres (Licence No. 73 of 2014 dated 01.08.2014) in Sector-26 & 27, Rewari being developed by B.M. Gupta Pvt. Ltd.

Please refer to your application dated 31.05.2023 on the matter as subject cited above.

2. The request made vide above referred application to grant occupation certificate for C-1 (Ground Floor) & C-2 (Ground Floor) falling in 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 dated 04.08.2023 has confirmed that the external and internal services with respect to aforesaid Towers in Affordable Group Housing Colony area measuring 5.975 acres have been got checked and reportedly laid at site and are operational/functional. The services include Water Supply, Sewerage, SWD, Roads, Street Lighting & Horticulture. The Senior Town Planner, Gurugram vide memo no. 5056 dated 11.08.2023 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. Rakesh Kumar, who is MS Structure has also confirmed about Structural Stability of building as per certificate issued.
5. On the basis of above said reports, composition fees amounting ₹ 1,52,145/- is liable to be charged on account of violations made viz-a-viz approved building plans. Accordingly, 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 Sqm.	%	Area in Sqm.	%
Commercial -C1	-	-	GF	1142.602	4.949	1175.191	5.09
Commercial -C2	-	-	GF	263.14	1.14	263.14	1.14
			Total (A)	1405.742	6.089	1438.331	6.23
OC already granted for Towers P-01 (Tower-01), P-03 (Tower-02), & P-04 (Tower-03 and Tower-04) and Basement vide memo No. 31254 dated 14.10.2022	932	934		49862.69	215.97	47764.419	206.89
Grand Total (A+B)				51268.432	222.059	49202.75	213.12

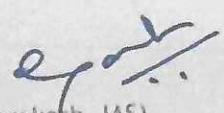


XVIII.

That you shall be obtained amended environment clearance before applying the occupation certificate of remaining area of the buildings.

XIX.


Any violation of the above said conditions shall render this occupation certificate null and void.


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

Endst. No. ZP-1034-II/JD(RD)/2023/_____ Dated: - _____

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

1. Senior Town Planner, Gurugram with reference to his office memo. No. 5056 dated 11.08.2023.
2. Chief Engineer-I, HSVP, Panchkula with reference to his office memo nos. 168490 and 168643 dated 04.08.2023.
3. District Town Planner, Rewari with reference to his office Endst. No. 3494 dated 26.07.2023.
4. The Director General, Fire Services, Haryana Panchkula with reference to his office Memo No. FS/2023/602 dated 04.07.2023 and Fire Station Officer Rewari to his office Memo No. FS/2023/1 dated 22.07.2023 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.
5. Nodal Officer, website updation.


(SK Sehrawat)
District Town Planner (HQ),
For Director General, Town and Country Planning,
Haryana, Chandigarh.

