

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

To

ALM Infotech City Pvt. Ltd. and others,
B-418, New Friends Colony,
New Delhi-110025.

Memo No. ZP-370-Vol.-IV/JD (RA)/2025/ 7400 Dated: - 28-02-25

Subject: - Grant of Occupation Certificate for Tower-2, Proportionate EWS Units in EWS-2 (G+2), Community Block-1 and Basements falling in Group Housing Colony on the area measuring 21.1804 acres (Licence no. 13 of 2008 dated 31.01.2008, Licence No. 96 of 2010 dated 03.11.2010 and Licence No. 118 of 2011 dated 26.12.2011) in Sector-37-C, 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-2, Proportionate EWS Units in EWS-2 (G+2), Community Block-1 and Basements falling in Group Housing Colony has been examined and before considering the same, comments of field offices were sought.
3. Whereas, Chief Engineer HSVP, Panchkula vide memo no. 316924 dated 26.11.2024 and 316931 dated 26.11.2024 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. Senior Town Planner, Gurugram vide memo no. 19 dated 02.01.2025 has intimated about the variations made at site vis-à-vis approved building plans.
5. Further, Sh. Chetan Pal Singh, 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 ₹ 2,10,734/- 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's of dwelling units sanctioned	No's of dwelling units achieved	No's of Floors	FAR Sanctioned	FAR Achieved
				Area in Sqm.	Area in Sqm.
Tower-2	254	254	G + 19 th Floor	45078.018	42276.956
EWS-2	70	30	G+2 Floor	1719.296	711.76
Community Building-1	Ground Floor to Second floor			800.86	875.534
Total	254 no's Main Dwelling Units and 30			47598.174	43864.25

	no's EWS units		
NON FAR AREA DETAIL			
		3463.169	3463.169
Tower-2		23.584	23.584
EWS-2		53.008	53.008
Community Building -1		21684.633	14581.617
Basement		25224.394	18121.378

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 is 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/HR/INFRA2/476707/2024 dated 31.01.2025.
 - XI. That you shall comply with all conditions laid down in the Director General Fire Services, Haryana Panchkula memo no FS/2025/21 dated 07.01.2025 (Tower-2, EWS-2 (G+2 (part)), Community Building-1, Convenient Shopping-2, and Basement-1) 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-370-Vol.-IV /JD(RA)/2025/_____ Dated: - _____

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

1. The Director General Fire Services, Haryana Panchkula with reference to his office memo no FS/2025/21 dated 07.01.2025 (Tower-2, EWS-2 (G+2 (part)), Community Building-1, Convenient Shopping-2, and Basement-1) 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/HR/INFRA2/476707/2024 dated 31.01.2025.
3. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 316924 dated 26.11.2024 and 316931 dated 26.11.2024.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 19 dated 02.01.2025.
5. District Town Planner, Gurugram with reference to his office endst. No. 12741 dated 26.12.2024.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer, website updation.
8. The Fire Station Officer Gurugram with reference to his office memo no FS/2024/179 dated 04.05.2024 (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
9. Sh. Chetan Pal Singh, Architect, Kaddar Bhadar Wali Gali # 17497 Bibi Wala Raod, Bathinda-151001.
10. Sh. Raj Kumar Singh, (Empanelled Supervising Engineer), Office # 1192, Sector-9A, Gurugram, Haryana.

(Sunena)
District Town Planner (HQ),
For Director, Town and Country Planning,
Haryana, Chandigarh.