

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

To

Basic Developers Pvt. Ltd. & others,
367/18, Civil Lines, Near Rajiv Chowk,
Gurugram.

Memo No. ZP-1087-Vol -II/JD(RA)/2023/ 39359 Dated: - 16-11-23

Subject: - Grant of occupation certificate for Tower-2 (Ground Floor to 19th Floor of IT Component and Commercial component only at Ground Floor) with MLCP-1 to 5 and Three Level Basements falling in Cyber Park Colony for an area measuring 9.66875 acres (Licence No. 92 of 2012 dated 06.09.2012) in Sector-58, Gurugram Manesar Urban Complex developed by Basic Developers Pvt. Ltd. & others.

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 the Tower-2 (Ground Floor to 19th Floor of IT Component and Commercial component only at Ground Floor) with MLCP-1 to 5 and Three Level Basements constructed in above said IT Park Colony has been examined and before considering the same, comments of field offices were sought.

3. Whereas, Chief Engineer-I, HSVP, Panchkula vide memo no. 174614 dated 11.08.2023 and 174610 dated 11.08.2023 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. 5158 dated 17.08.2023 has intimated about the variations made at site vis-a-vis approved building plans.

5. Further, Sh. Kulmeet Shargari, Architect and Sh. I. S. Chauhan (Structure 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 ₹ 1,06,08,523/- on account of violations committed in said towers and other requisite documents on 10.11.2023, I hereby grant permission to occupy the buildings described below:-

Tower/ Block No.	No. of Floors	FAR Sanctioned	FAR Achieved
		Area in Sqm.	Area in Sqm.
Tower2	Ground Floor to 19 th Floor (IT Component)	49406.071	51334.295
	Ground Floor only (Commercial Component)	829.233	885.589
Non-FAR Area in Sqm.			

	Sanctioned	Achieved
MLCP-1	3092.210	3092.210
MLCP-2	4455.095	4455.095
MLCP-3	4456.146	4456.146
MLCP-4	4456.501	4456.501
MLCP-5	3467.210	1489.561
Basement-I	5878.825	5878.825
Basement-II	5477.979	5477.979
Basement-III	4939.296	4939.296
Mummy and Machine Room	2115.749	2115.749
Total	38339.011	36361.362


7. The occupation certificate is being issued subject to the 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 still 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 clearance issued by State Environment Impact Assessment Authority, Haryana Vide No. SEIAA/HR/2017/504 dated 31.07.2017.
11. That you shall comply with all conditions laid down in the IS/2023/600 dated 04.07.2023 of the Director General, Fire Services Haryana Panchkula with regard to fire safety measures.
12. 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.

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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 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.
17. That you shall also submit the NOC/report from SE HVPNL, Panchkula, within 60 days from the issuance of this occupation certificate.
18. Any violation of the above said conditions shall render this occupation certificate null and void.


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

Endst. No. ZP-1087-Vol-II/JD(RA)/2023/ _____ 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/2023/600 dated 04.07.2023 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.
2. The Member Secretary, State Environment Impact Assessment Authority, Haryana, Bay no. 55-58, Prayatan Bhawan, Sector-2, Panchkula w.r.t. No. SEIAA/HR/2017/504 dated 31.07.2017.
3. Chief Engineer-I, HVPNL, Panchkula with reference to his office memo no. 174614 dated 11.08.2023 and 174640 dated 11.08.2023 Public Health Internal & External Services.
4. Senior Town Planner, Gurugram with reference to his office memo No. 5158 dated 17.08.2023.
5. District Town Planner, Gurugram with reference to his office endst. No. 6120 dated 09.08.2023.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer, website updation.


(R.S. Bathi)
District Town Planner (HQ),
For Director General, Town and Country Planning,
Haryana, Chandigarh.

