

DIRECTORATE OF TOWN AND COUNTRY PLANNING, HARYANA
Nagar Vojna 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

Heritage Max Realtech Pvt. Ltd.,
Hi Energy Realtech Pvt. Ltd & others C/o Buzz Hotels Pvt. Ltd,
Tower-D, Global Business Park, 10th Floor,
M.G. Road, Gurugram.

Memo No. ZP-409-Vol.-II/JD(RA)/2024/

4825

Dated: -

08-02-2024

Subject: -

Grant of Occupation Certificate for Tower-A, B, C, Community Building, Basements & EWS Block falling in Group Housing Scheme measuring 7.782 acres out of Total area 34.175 acres (Licence no. 16 of 2008 dated 31.01.2008, Licence no. 28 of 2008 dated 17.02.2008 and Licence no. 44 of 2011 dated 13.05.2011) in Sector-59, Gurugram Manesar Urban Complex.

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-A, B, C, Community Building, Basements & EWS Block falling in Group Housing Scheme measuring 7.782 acres out of Total area 34.175 acres (Licence no. 16 of 2008 dated 31.01.2008, Licence no. 28 of 2008 dated 17.02.2008 and Licence no. 44 of 2011 dated 13.05.2011) in Sector-59, Gurugram Manesar Urban Complex has been examined and before considering the same, comments of field offices were sought.

3. Whereas, Chief Engineer-I, HSVP, Panchkula vide memo no 208030 dated 26.09.2023 & 208027 dated 26.09.2023 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. 7765 dated 11.12.2023 has intimated about the variations made at site vis-à-vis approved building plans.

5. Further, Sh. Labib Alam, Architect and Sh. Ravi Shankar. (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 to ₹ 4,24,330/- on account of violations committed in said tower and other requisite documents, I hereby grant permission to occupy the building described below:-

Tower/ Block No.	No's of dwelling units sanctioned	No's of dwelling units achieved	No's of Floors	FAR	
				Sanctioned Area in Sqm.	Achieved Area in Sqm.
Tower-A	120	120	Stilt Floor to 31 st Floor	19090.73	19093.075
Tower-B	128	128	Stilt Floor to 33 rd Floor	19905.402	19907.742
Tower-C	60	60	Stilt Floor to 30 th Floor	12796.72	12796.72
EWS	98	98	Stilt Floor to	2642.119	2642.119

		6 th Floor	
Community Building		Ground + 1	983.135
			983.135
Basement-1			237.87
			247.16
Basement-2			1440.57
			1480.52
Total	308 no's Main Dwelling Units and 98 no's EWS units		57096.546
			57150.471
Non FAR			
Basement-1			22976.58
			22947.52
Basement-2			22976.58
			22947.52
Silt Tower-A			785.999
			785.999
Silt Tower-B			793.201
			793.201
Silt Tower-C			643.396
			643.396
EWS			396.208
			396.208
Guard Room			25.80
			25.80
Meter Room			54.51
			56.549
	Total		48652.274
			48596.193

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 are 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 silt 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/2019/22 dated 18.03.2019.
 - XI. That you shall comply with all conditions laid down in the FS/2023/1062 dated 03.11.2023 of the Director General, Fire Service, Haryana, Panchkula 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-1, 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 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.
- XVII. 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.
- XVIII. 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-409-Vol-II/JD(RA)/2024/ _____ Dated: - _____

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

1. Director General, Fire Service, Haryana, Panchkula with reference to his office Memo No. FS/2023/1062 dated 03.11.2023 of 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 the concerned Fire Officer, Gurugram 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/2019/22 dated 18.03.2019.
3. Chief Engineer-I, HSEVP, Panchkula with reference to his office memo no. 208030 dated 26.09.2023 & 208027 dated 26.09.2023.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 7765 dated 11.12.2023.
5. District Town Planner, Gurugram with reference to his office endst. No. 9211 dated 04.12.2023.
6. Nodal Officer, website updation.

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