

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

To

Joyville Shapoorji Housing Pvt. Ltd.
Godrej Coliseum, office no.1201,12th floor,
B-Wing, off KJ Somaiya Hospital Road,
Everard Nagar, Sion, Mumbai-400022

Memo No.- ZP-1257-VOL-II/AD(VK)/2024/ 7912

Dated:- 04-03-2024

Subject: - Grant of occupation certificate of Tower-10,11, EWS (8th to 13th floor), and part Basement falling in Group Housing Scheme measuring 17.90 acres (License no. 14 of 2018 dated 07.02.2018) under TOD Policy dated 09.02.2016 in Sector-102, Gurugram-Joyville Shapoorji Housing Pvt. Ltd.

Please refer to your application dated 08.11.2023 (submitted in the office of STP, Gurugram) on the matter as subject cited above.

2. The request made vide above referred application to grant occupation certificate for Group Housing Scheme under TOD Policy has been examined and before considering the same, comments of field offices were sought.

3. Whereas, Chief Engineer-I, HSVP, Panchkula vide his office memo no. 278061 dated 28.12.2023 and memo no. 277138 dated 28.12.2023 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. Further, rain water harvesting system is in place and functional. The Senior Town Planner, Gurugram vide memo no. 75 dated 03.01.2024 has intimated about the variations made at site vis-à-vis approved building plans.

4. Further, Sh. Neha Bhagra Architect and Sh. Binayak Swain, (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.

5. On the basis of above said reports, composition fees amounting ₹ 66,074/- 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.	%
Tower -10	118	118	Ground Floor to 14 th Floor	10455.732	14.55	10455.732	14.55
Tower -11	117	117	Ground Floor to 14 th Floor	10129.613	14.10	10129.613	14.10
EWS-(8 th to 13 Floor)	150	150	8 th to 13 Floor	4258.398	5.92	4285.446	5.96
Total (A)	235 Main Dwelling Units and 150 EWS Units			24843.743	34.59	24870.791	34.628

Occupation certificate already granted for Tower-02, Tower-03, Tower-04 and EWS (3rd to 5th Floor) was granted vide memo dated 16.01.2023 (B)	357 Main Dwelling Units and 71 EWS Units	38043.89 4	52.970	38047.056	52.974
Tower-1, EWS (6 th and 7 th floor), Convenient, Shopping part ground floor (Shop-1 to 10) and Community Building were granted on 12.07.2023 (C)	159 Main Dwelling Units and 49 EWS Units	23874.28 1	33.24	23249.711	32.37
Total (A+B+C)	751 Main Dwelling Units and 270 EWS Units	86761.918	120.80	86167.558	119.974
Non-FAR Area in Sqm.				17950.77	
Part Basement		17950.77			230.931
Mumty & Machine Room		284.055			

6. 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 HSVPA/State Government 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 HSVPA/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, Panchkula vide No. SEIAA/HR/2018/1077 dated 20.08.2018.
- XI. That you shall comply with all conditions laid down in the FS/2023/1051 dated 02.11.2023 of Director General, Fire Services, Haryana, Panchkula with regard to fire safety measures.


- XII. That you shall comply with all the conditions laid down in Form-D issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana, 526/19, Shivaji Nagar, Opp. S.D. Public School, Khandsa Road, 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. That you shall be fully responsible for making compliance regarding any deficit electrical infrastructure as determined by competent authority/concerned DISCOM in near future.
- XVIII. That the recovery of labourcess being made by the Department is interim in nature and that the final estimation of cost of construction and recovery of any deficiency in labourcess shall be done at the level of the 'assessing officer' designated for the purpose by the Labour Department, which shall be final and binding.
- XIX. 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-1257-VOL-II/AD(VK)/2024/_____ 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. 75 dated 03.01.2024.
2. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 278061 dated 28.12.2023 and memo no. 277138 dated 28.12.2023
3. District Town Planner, Gurugram with reference to his office Endst. No.9906 dated 29.12.2023.
4. District Town Planner (Enf.), Gurugram.
5. The Director General, Fire Services, Haryana, Panchkula with reference to his office Memo No FS/2023/1051 dated 02.11.2023 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.
6. Sh. Binayak Swain, (Structure Engineer), Plot No. 3, Street No. 9, Block B2, Sheetal Colony, Gurugram.
7. Nodal Officer, website updation.


(ASHISH SHARMA)
District Town Planner (HQ),
For: Director, Town and Country Planning,
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