

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

To

Aaliyah Real Estate Pvt. Ltd.,  
271, Udyog Vihar, Phase-2,  
Gurugram.

Memo No. ZP-668-Vol.-II/PA(DK)/2024/ 22432 Dated: - 19-07-2024

**Subject: -** Grant of occupation certificate for Block-A with Basement falling in Commercial Colony on the land measuring 3.656 acres (Licence No. 80 of 2010 dated 15.10.2010) in Sector-63, Gurugram developed by Aaliyah Real Estate Pvt. Ltd.

Please refer to your application dated 03.11.2023, 16.04.2024 & 21.06.2024 on the matter as subject cited above.

2. The request made vide above referred application to grant occupation certificate of Commercial 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. 278057 dated 28.12.2023 and memo no. 278055 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, roads, street lighting, Horticulture and storm water. Further, rain water harvesting system is in place and functional. Senior Town Planner, Gurugram vide memo no. 1707 dated 21.03.2024, memo no. 2353 dated 24.04.2024 and memo no. 3141 dated 06.06.2024 has intimated about the variations made at site vis-à-vis approved building plans.

4. Further, Sh. Jyoti Parkash Sharma, Architect and Sh. Ajay Kumar Maanocha (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.

5. On the basis of above said reports and receipt of composition charges amounting ₹ 45,95,920/- on account of violations committed in said building viz-a-viz approved building plans and other requisite documents, 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.	%
Block-A	Ground Floor (part) and 1st Floor (part) & 2nd Floor to 13th Floor and Terrace Floor	14033.042	94.848	14411.727	97.407
Non-FAR Area					
Attributes		Area in Sqm.			
Basement-1 (part)		3700.757			
Service/3 <sup>rd</sup> Floor		980.516			
Ground Floor to 13 <sup>th</sup> Floor		2873.914			
Mumty/Machine Room		18.876			
Total		7574.063			

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 commercial spaces 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 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/2020/346 dated 18.11.2021.
- xi. That you shall comply with all conditions laid down in the FS/2023/1095 dated 10.11.2023 of the Director General, Fire Service, 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, Gurugram-II, Near Bakhtawar Bhawan, Police Chowki Wali Gali, Jharsa, Sector-39, 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. 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-668-Vol-II/PA(DK)/2024/\_\_\_\_\_ 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/2023/1095 dated 10.11.2023 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.
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/2020/346 dated 18.11.2021.
3. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 278057 dated 28.12.2023 and memo no. 278055 dated 28.12.2023.
4. Senior Town Planner, Gurugram with reference to his office memo. no. 1707 dated 21.03.2024, memo no. 2353 dated 24.04.2024 and memo no. 3141 dated 06.06.2024.
5. District Town Planner, Gurugram with reference to his office endst. No. 2175 dated 15.03.2024, endst. No. 3140 dated 23.04.2024 and endst. No. 4940 dated 27.05.2024.
6. District Town Planner (Enf.), Gurugram.
7. Sh. Ajay Kumar Maanocha, Supervising Engineer, D-57, Ground Floor, Greenwood City, Sector-46, Gurugram - 122001.
8. Nodal Officer, website updation.

(Narender Kumar)  
District Town Planner (HQ),  
For: Director, Town and Country Planning,  
Haryana, Chandigarh.